

Prepared for  
**HammondCare**

Prepared by  
**Ramboll Australia Pty Ltd**

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**318002262-002**

# **INDEPENDENT ENVIRONMENTAL AUDIT 3**

## **SSD 13619238, GREENWICH HOSPITAL**

## INDEPENDENT ENVIRONMENTAL AUDIT 3 SSD 13619238, GREENWICH HOSPITAL

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Made by **Jenny Auld & Emily Rowe**  
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Ref: **318002262-002**

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| V1.0     | 5 August 2026     | Draft Audit Table issued for review of factual accuracy              |
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| V3.0     | 18 September 2026 | Independent Audit Report issued for submission to DPHI               |

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## GLOSSARY

|         |                                                         |
|---------|---------------------------------------------------------|
| BMSP    | Biodiversity Management Sub-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                                   |
| DMP     | Dewatering Management Plan                              |
| EPA     | NSW Environment Protection Authority                    |
| GTP     | Green Travel Plan                                       |
| IAPAR   | Independent Audit Post Approval Requirements            |
| IEA     | Independent Environmental Audit                         |
| NC      | Non-compliant                                           |
| NSW     | New South Wales                                         |
| OFERP   | Operational Flood Emergency Response Plan               |
| OFI     | Opportunity for Improvement                             |
| POEO    | Protection of the Environment Operations                |
| SIMP    | Social Impact Management Plan                           |
| SSD     | State Significant Development                           |
| TfNSW   | Transport for New South Wales                           |
| UF      | Unexpected Find                                         |
| 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 Stages 1, 2 and 3 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 two approved modification of the SSD 13619238, MOD1 issued on 23 June 2025 and MOD3 issue on 6 March 2026. 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 third IEA (herein referred to as the 'Audit' or '3<sup>rd</sup> IEA') for this development. During this Audit Period the following was occurring:

- Stage 1 – external works to support construction works were undertaken as part of Stage 1 works were concluded;
- Stage 2 – construction of the internal upgrade works to the half of the existing hospital (refurbishment of part of the existing hospital building to enable continuous operation during the Stage 2 construction period), demolition/earthworks and full construction for the new Hospital Building had commenced; and
- Stage 3 – demolition/earthworks and full construction for the Seniors South and North Buildings had commenced.

The project manager for the Greenwich Hospital redevelopment is TSA Riley and the principal contractor is Hindmarsh Construction Australia Pty Ltd (Hindmarsh or HCA).

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 9 October 2025 to the 23 June 2026.

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 eight (8) non-compliant (**NC**) findings, as detailed in the table below. Eight recommendations have been made in relation to the non-compliances.

| NC# | Condition ID | Non-compliant Findings and Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NC1 | A10          | <p>During this Audit Period, the Staging Report was revised three times with Staging Report Rev 4 (14/10/2025), Staging Report Rev 5 (28/01/2026) and Staging Report Rev 6 (20/04/2026). The revised Staging Reports were submitted to the Department as part of the Modification 2 Application but were not approved prior to commencing the combined Stage 2 and Stage 3 construction.</p> <p>Based on the available information, HammondCare and TSA Riley submitted Staging Report Rev 4 and Staging Report Rev 5 to the Department in October 2025 and January 2026, respectively. HammondCare notified DPHI on 25/02/2026 of the planned commencement of Stage 2 and Stage 3 on 03/03/2026. The Staging Report was further revised in April 2026 and TSA Riley advised that a further revision of the Staging Report, Revision 7, has since been submitted and that both the Staging Report, Revision 7, and Modification 2 were recently approved by the Department, which is in the next audit period.</p> <p>Hence, the Auditors assume that the Department was aware that Stage 3 was commencing at the same time as Stage 2. However, the requirement to obtain the Department's approval of the revised staging, as presented in the revised Staging Reports, prior to commencing the subject stage of construction was not complied with, most likely as an oversight.</p> <p><b>Recommendation:</b> Obtain the Planning Secretary's approval of a change in staging, as presented in a revised Staging Report, prior to commencing the subject stage of construction or operation.</p> |
| NC2 | A24          | <p>Travers Bushfire &amp; Ecology (TBE) assessed compliance with Condition A24 requirements in September 2024 and considered that "development complies with</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| NC# | Condition ID | Non-compliant Findings and Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |              | <p><i>Chapter 6 SFPD, APZ and building construction, and with safe operational access for emergency services personnel. ... In respect of compliance Water, electricity and gas (Table 6.8c) they need to be certified by others."</i> Hence, no assessment of compliance with Condition A24(d) has been provided because an assessment by others has not been conducted.</p> <p><b>Recommendation:</b> Engage a suitably qualified person to assess the project's compliance with Condition A24(d).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| NC3 | A29          | <p>Review of the HammondCare's <a href="#">Greenwich Hospital Development</a> website indicated that the following information and documents were missing:</p> <ul style="list-style-type: none"> <li>• (a)(i) Current statutory approvals (SSD-13619238-Mod-1 and SSD-13619238-Mod-3) and the Approved plans (A2) that were updated under SSD-13619238-Mod-1 and SSD-13619238-Mod-3. A link to the Major Projects website is provided but it is considered that the statutory approvals and Approved Plans should be listed and provided on the development's website directly.</li> <li>• (a)(ii) SSD-13619238-Mod-1 and SSD-13619238-Mod-3 (as above).</li> <li>• (a)(v) A comprehensive summary of the monitoring results of the development, including but not limited to noise monitoring.</li> <li>• (a)(x) Other matters required by the Secretary, in letters of approval, including: <ul style="list-style-type: none"> <li>◦ Flood Management and Mitigation Evidence (Condition B5)</li> <li>◦ Approved updated Landscaping Plans (Condition B13)</li> <li>◦ Approved Alternative Ecologically Sustainable Development (ESD) Certification Process (Condition C11)</li> </ul> </li> </ul> <p><b>Recommendation:</b> Update the project website to include:</p> <ol style="list-style-type: none"> <li>1. All current statutory approvals, including approved modifications;</li> <li>2. Updated Approved Plans;</li> <li>3. A comprehensive summary of monitoring results;</li> <li>4. Other matters required by the Planning Secretary, including: <ul style="list-style-type: none"> <li>◦ Flood Management and Mitigation Evidence (Condition B5)</li> <li>◦ Approved updated Landscaping Plans (Condition B13)</li> <li>◦ Approved Alternative Ecologically Sustainable Development (ESD) Certification Process (Condition C11).</li> </ul> </li> </ol> |
| NC4 | B10          | <p>Transport and Traffic Planning Associates (TTPA) previously confirmed that Condition B10 requirements were met based on architectural drawings that they reviewed in July 2024. Review of the architectural drawings indicate that Condition B10(a) and (c) are satisfied in architectural drawings, AR-HST-0201 (Rev. C4, 30/10/2025) and AR-HST-0203 (Rev. C5, 03/02/2026), respectively, which were issued with CC2. However, the Auditors are unable to verify compliance with Condition B10(b).</p> <p>There is no evidence that the Certifier received and approved the TTPA document dated 18/07/2024 confirming compliance with Condition B10 requirements.</p> <p><b>Recommendation:</b> Submit evidence to the Certifier that Condition B10 requirements have been met and obtain the Certifier's approval of the evidence.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| NC5 | A8 & B18     | <p>Prior to the issue of CC2, Taylor Brammer certified "that the design is in accordance with normal Landscape Architectural practice and requirements for Crime Prevention Through Environmental Design as outlined in Ethos CPTED report dated 29 April 2022" and "that the landscape design is consistent with relevant authority requirements and accepted landscape architectural practice". However, they did not confirm that Conditions B18(a) to (d) were met and shown on all relevant architectural and landscape plans approved by the Certifier. There is no evidence that NSW Police were consulted on the final CTPED measures or that those measures are shown on all relevant architectural and landscape plans approved by the Certifier. Tayler Brammer do not reference relevant plans in their certification letter.</p> <p>JHA Consulting Engineers (NSW) Pty Ltd (JHA) issued a Certificate of Design Electrical Services, although it does not appear to have been submitted to the satisfaction of the Certifier. JHA certified that the design for electrical services met all of the Condition B18 requirements except for Condition B18(c) in relation to installing security mirrors in corridors and blind corners. The referenced drawings appear to be electrical drawings, not architectural or landscape drawings.</p> <p>Evidence has not been provided that the final CTPED measures, including those that met Condition B18(a) to (e), were prepared in consultation with NSW Police and are shown on all relevant architectural and landscape plans approved by the Certifier.</p>                                                                                                                                                                                                                                                |

| NC# | Condition ID | Non-compliant Findings and Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |              | <p>Condition A8 is also considered non-compliant because required consultation was not undertaken with NSW Police on the final CTPED measures.</p> <p><b>Recommendation:</b> Obtain a more detailed Certificate of Compliance that specifically addresses each of the Condition B18 requirements, addresses how and when NSW Police were consulted on the final CPTED measures and lists, if not attaches, the relevant architectural and landscape plans, as well as electrical service plans, that show the final CPTED measures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| NC6 | C36          | <p>According to TSA Riley and DPHI correspondence, ground disturbance for Stage 2 (hospital footprint) was scheduled to commence on 10/06/2026, whilst ground disturbance for Stage 3 (senior living footprint) was scheduled to commence on 29/06/2026. TSA Riley advised DPHI that data gap investigations (DGIs) were planned to be carried out during Stage 2 and Stage 3 construction. The DGIs could not be completed until the buildings had been "decanted and demolished". Whilst some DGIs were completed prior to commencement of construction involving ground disturbance, DGIs of other areas were not scheduled to be completed before the end of July 2026.</p> <p>An Addendum to Remediation Action Plan (ADD-RAP) was revised to the satisfaction of the Site Auditor and issued on 29/10/2025, which "refined site boundaries and established the framework for staged DGI and validation works refine site boundaries and establish the framework for staged DGI and validation works".</p> <p>DPHI advised TSA Riley "that Condition C36 is only relevant to building footprints identified as a data gap in the RAP" and to "ensure that site investigations are undertaken, reports are prepared, and the RAP is updated prior to ground disturbance below each building footprint. This condition can be complied with separately for each building footprint if construction is carried out progressively."</p> <p>During the Audit period, JKE issued a validation report for Stage 1 Early Works (Stage 1 EW) investigations and remediation, which was reviewed by the Site Auditor. The Site Auditor issued IAA1 on 30/01/2026 in which he indicated that he was satisfied that remediation and validation works within the Stage 1 EW had been undertaken in general accordance with the RAP and ADD_RAP.</p> <p>JKE conducted two DGIs (DGI-1 and DGI-2) because "proposed sampling within the fill mound in the north and beneath the existing building footprints (BH201 to BH215) were not completed due to access constraints". The DGI-2 report investigated the fill mound and was issued just outside the current Audit Period. Hazardous ground gas monitoring (HGGM) was also conducted during the Audit Period. Proposed sampling beneath the existing building footprints (BH201 to BH215) was not completed during the Audit Period because the buildings were still being demolished.</p> <p>The Auditors reviewed the JKE documentation against Condition C36 requirements and found, in summary, that the documentation generally met the requirements except that the reports were not prepared, or reviewed and approved, by certified CEnvP(SC) or CPSS CSAM consultants. Following factual review, JKE advised that the report reviewer is awaiting final approval from the certification board for CEnvP(SC) certification.</p> <p>The RAP was not reviewed and updated during the Audit Period following the results of the DGIs and the Site Auditor has not been provided with a revised RAP or RWP to assess. It is considered that the RAP should be updated following the investigations because the results may have implications for the health and safety of workers at the site. This is identified as an OFI (refer to OFI7).</p> <p><b>Recommendation:</b> Ensure that the site investigation reports are prepared or reviewed by a certified CEnvP(SC) or CPSS CSAM consultant each time that a report is issued.</p> |
| NC7 | D5           | <p>There were two noise complaints on 13/10/2025 and 14/10/2025 regarding "plant noise during the night shift of S73 works". Assuming S73 works are for Sydney Water connection works, such work does not meet Condition D5(a) to (d) criteria and no approval from the Planning Secretary was available for that period.</p> <p>Council issued an approval for road occupancy during 17-25/10/2025 and 24-29/11/2025 on River Road from 9pm to 5am (Sun – Wed) and 10pm to 5am (Thu – Sat). The nature of the work is not detailed but it is not considered to meet Condition D5(a) to (d) criteria and no approval from the Planning Secretary was available for that period. Council required that affected residences be notified no later than one day prior to the commencement of works.</p> <p>Following factual review, Hindmarsh advised that they understood that approval by a public authority was sufficient to meet Condition D5(a) even though the OOHW was not for the delivery of vehicles, plant or materials because it was previously considered compliant in the 2<sup>nd</sup> IEA. However, based on verbal advice from the Department in relation to another redevelopment project, the Lead Auditor for this Audit, being a different Lead Auditor, understands that the Department requires that Condition 5(a) is intended strictly for the delivery of vehicles, plant or materials that may</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| NC# | Condition ID | Non-compliant Findings and Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |              | <p>impact public roads and traffic. Approval for OOHWs that are not for the delivery of vehicles, plant or materials should be sought from the Department in accordance with Condition D5(e).</p> <p>Notification letters were also provided that met Council requirements.</p> <p>Whilst there is evidence that approvals have been sought for OOHWs in accordance with Condition D5(e), there is also evidence that OOHWs was conducted that was not approved by the Planning Secretary under Condition D5(e) and was not in accordance with Condition D5(a) to (d) criteria.</p> <p><b>Recommendation:</b> Ensure that OOHWs are only carried out that either meets Condition D5(a) to (d) criteria or the Planning Secretary has approved it in accordance with Condition D5(e).</p> |
| NC8 | D10          | <p>Based on the documentation reviewed, the site visit, and interviews with TSA Riley and Hindmarsh, the SIMP has been generally implemented during the Audit Period. Based on the Complaints Register, five complaints were received during the Audit Period and the responses appeared appropriate. However, there is no evidence that TSA / Hindmarsh are using the social impact monitoring framework (Table 4) required by the SIMP.</p> <p><b>Recommendation:</b> Carry out the required monitoring using Table 4 from the SIMP and retain the quarterly monitoring records and records of additional mitigation measures that were implemented.</p>                                                                                                                               |

Recommendations have also been made in relation to eighteen (18) opportunities for improvement (OFIs) as summarised in the following table.

| OFI# | Condition ID | Opportunity for Improvement and Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OFI1 | A23          | <p>TBE assessed compliance with Condition A23 requirements in September 2024 and noted that "Section 3 of AS3959 (Construction of buildings in bushfire prone areas) contains the general requirements for the construction of buildings for all bushfire attack levels (BAL). Section 5 covers the requirements for BAL 12.5 however, it is noted that the reference to BAL 12.5 should in fact refer to BAL 19 as required by the changes to the National Construction Code (NCC) which came into effect in 2022; and the changes to the RFS Planning for Bushfire Protection 2019 which also came into effect in November 2022. This change requires that all Class 9b buildings be constructed to BAL 19 of AS3959."</p> <p>TBE reviewed the redevelopment plans (details not specified) in consultation with the architects Bickerton Masters and the landscape architects Taylor Brammer prior to issue of CC2. TBE advised TSA Riley that the "The hospital redevelopment is required to be constructed to BAL 19 by the changes to the NCC in 2022. BAL 19 is specified within Section 6 of AS3959". Therefore, TBE reviewed compliance with Sections 3 and 6 (minimum BAL 19) of AS3959 (2018), and not Section 5 (minimum BAL 12.5) of AS3959 (2018), as required in Condition A23. Overall, TBE advised that "the plans comply with Australian Standard AS3959 (2018) Construction of buildings in bushfire-prone areas".</p> <p>The TBE advice was issued to the Certifier and relied upon by the Certifier for the purpose of issuing CC2.</p> <p>The Auditors are not familiar with AS3959-2018 or the changes to the NCC and accept TBE's advice as appropriate, based on the Certifier's reliance on TBE's advice.</p> <p><b>Recommendation:</b> Consult the Department to confirm that TBE's approach to assessment of compliance with Sections 3 and 6 (minimum BAL 19) of AS3959 (2018), and not Section 5 (minimum BAL 12.5) of AS3959 (2018), is acceptable to the Department.</p> |
| OFI2 | A33          | <p>TSA Riley have advised that the Department were notified of the non-compliances which were identified by the 2nd IEA. Documentation has been provided to confirm the 2nd IEA Independent Audit Report and corresponding Applicant's response, IEA#2RR, were submitted to the Department on 05/12/2025 and 08/12/2025, respectively, which was within 7 days of the 2nd IEA report being issued on 03/12/2025. Submission of the Applicant's response, which details the non-compliances found during the 2nd IEA, is considered to meet the notification requirement although it is noted that IEA#2RR was, on this occasion, not submitted through the major projects portal but via email. TSA Riley and Hindmarsh have advised that no other non-compliances had occurred during the Audit Period to their knowledge.</p> <p><b>Recommendation:</b> Submit notifications of non-compliances through the major projects portal. It is also recommended that the submission of the Applicant's</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| OFI# | Condition ID | Opportunity for Improvement and Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |              | response note that the submission meets the requirement of Condition A33, in addition to Conditions A36, D46 and D47.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| OFI3 | B9           | <p>Evidence was provided that appeared to have been submitted to the Certifier ahead of issuing CC1, although the date of the TTPA document relied upon by the Certifier (28/06/2024) does not match the date of the TTPA provided to the Auditors (18/07/2024). However, no evidence has been provided to show that the Condition B9 operational access and parking arrangements were reviewed, verified and submitted to the Certifier prior to the issue of the new construction certificate for Stages 2 and 3, being CC2.</p> <p>Following factual review, TSA Riley advised that "CC2 applies to works above Level 4 and does not introduce any changes to the approved operational access &amp; parking arrangements previously assessed under CC1. Accordingly, no further assessment or certification under Condition B9 was required for the issue of CC2. Any future modification affecting access, parking or loading arrangements would be subject to separate review and approval as required under the applicable planning and certification processes." Based on the information provided, the Auditors accept that the commencement of Stages 2 and 3 did not materially change the operational access and parking arrangements and therefore, Condition B9 is considered compliant with an OFI recommendation.</p> <p><b>Recommendation:</b> Ensure that operational access and parking arrangements for are reviewed and approval obtained from the Certifier to show that Condition B9 requirements are met prior to commencement of future stages of construction, even if it is to confirm that there are no changes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| OFI4 | C2           | <p>HammondCare notified DPHI of the commencement of Stages 2 and 3 more than 48 hours before the scheduled commencement of 03/03/2026. The notification does not describe "the development to be carried out in that stage".</p> <p>Hindmarsh notified Council of the "Greenwich Hospital Main works... through till the completion of the senior living and health care buildings, including associated civil and external works", not mentioning stages, more than 48 hours before the scheduled commencement of 02/03/2026.</p> <p><b>Recommendation:</b> Briefly describe the development that will be carried out for Stage 4 in the next notification of commencement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| OFI5 | C22          | <p>The Auditors reviewed the DMP against Condition C22 requirements and found that it does not adequately address Condition C22 requirements because, in summary, the TARP is not clearly and concisely consolidated into one location, such as a table, within the DMP and the groundwater RL and groundwater quality trigger action values are too difficult to ascertain or determine. It is unclear whether a Water Access Licence (WAL) will be obtained prior to commencement or depending on the water take.</p> <p>Following factual review, TSA Riley advised that the above comments were reviewed and it was considered that all of the Condition C22 requirements had been addressed within the DMP with supporting detail (refer to the Audit Table in <b>Appendix A</b>). It was also advised that "With respect to the requested consolidation of trigger levels, response actions and notification requirements into a TARP, clarification has been provided that a standalone TARP is not a WaterNSW requirement for the proposed works. The groundwater management measures are incorporated within the DMP, which was prepared to support the Water Supply Works approval process."</p> <p>On review of the information provided, the Auditors accept that the DMP addresses all of the requirements and therefore, Condition C22 is considered complaint. However, the Auditors note that the TARP is a requirement of the Department and based on our experience with other developments, it provides clarity for understanding the triggers and corresponding actions for the environmental consultant to act on. The groundwater levels and groundwater quality trigger levels are not explicitly stated. It also assists the Auditor to assess implementation of the DMP in accordance with D27. Therefore, an OFI is recommended to prepare a consolidated TARP, possibly as an addendum to the DMP.</p> <p><b>Recommendation:</b> Prepare a consolidated TARP addendum or update the DMP itself to more explicitly state the trigger levels, including but not limited to, groundwater RLs (with actual RLs), groundwater quality and water take.</p> |
| OFI6 | C25          | <p>Section 7.12 of the revised CTPMSP indicates that "Parking restrictions and alternative transport options will be discussed within the site specific induction and familiarisation and included in Work Pack documents. The head contractor will monitor (and undertake enforcement where possible) to prevent workforce parking on nearby streets adjacent to the worksite."</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| OFI# | Condition ID | Opportunity for Improvement and Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|      |              | <p>According to the Stage 2 Site Specific Induction, Site Rules, "Workers [are] not permitted to park onsite" and are "strongly encouraged" to use public transport because "Street parking around the project is very limited due to the surrounding residential area."</p> <p>Site personnel advised that some office-based construction personnel may park their personal vehicles on the street. The Complaints Register indicates that there have been no community complaints about construction parking during the Audit Period.</p> <p><b>Recommendation:</b> Improve CTPMSP implementation so that construction workers, including office-based workers, are either provided with on-site parking or further encouraged to use other transport options.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| OFI7 | C36          | <p>An Addendum to Remediation Action Plan (ADD-RAP) was revised to the satisfaction of the Site Auditor and issued on 29/10/2025, which <i>"refined site boundaries and established the framework for staged DGI and validation works refine site boundaries and establish the framework for staged DGI and validation works"</i>. However, the RAP was not further reviewed and updated following the results of the DGIs and the Site Auditor was not provided with a revised RAP or a Remediation Works Plan (RWP) to assess. It is considered that the RAP should be updated following the investigations because the results may have implications for the health and safety of workers at the site.</p> <p><b>Recommendation:</b> Consider progressively updating the RAP each time a site investigation report is issued to ensure that it is kept up to date and certainly prior to commencement of construction involving ground disturbance (excluding demolition).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| OFI8 | D4           | <p>A resident complained about a mobile crane entering the site from St Vincents Road at approximately 7:15am on 19/01/2026. Assuming the time was recorded correctly, this indicates that the site had opened prior to the approved construction hours. However, this cannot be verified.</p> <p><b>Recommendation:</b> Improve controls to ensure that construction vehicles do not arrive outside approved construction hours.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| OFI9 | D9           | <p>During the site inspection, the Auditors observed that environmental controls were generally being implemented appropriately. However, minor improvements to erosion and sediment controls were required in some locations to maintain effective sediment containment and minimise the potential for off-site migration of sediment, particularly in two locations:</p> <ul style="list-style-type: none"> <li>A haybale placed on top of a grated stormwater pit near the south-eastern corner of the site was disintegrating and required removal or replacement.</li> <li>Coir logs being used to retain mulch on the edge of River Road near Gate 2 may require replacement soon.</li> </ul> <p>Temporary fencing around a tree, which is located adjacent to the demolition works in the north-western corner of the site towards Gate 1, had been damaged, most likely by a nearby demolition excavator.</p> <p>An Arborist of Travers Bushfire &amp; Ecology (TBE) supervised the removal of one hollow-bearing <i>Eucalyptus tereticornis</i> 05/05/2026, although the tree's number is not identified. A brushtail possum and a rainbow lorikeet were found to be occupying separate hollows during the removal and appropriate fauna management and relocation procedures were followed under the direct supervision of a qualified fauna ecologist. There is no evidence that the tree hollows with fauna recorded residing within were dismantled for relocation within the site in accordance with the Biodiversity Management Sub-Plan (BMSP).</p> <p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>Monitor and maintain erosion and sediment controls throughout the construction site to ensure they remain effective and appropriately configured for site conditions.</li> <li>Install and maintain additional protection measures around the tree located adjacent to the demolition works area towards Gate 1 in accordance with the approved management plans and arboricultural requirements to minimise the risk of damage during demolition and construction activities.</li> <li>Ensure that hollows with resident fauna are retained and relocated appropriately and the details documented in the appropriate report. If a hollow with resident fauna is not retained and relocated, the Project Ecologist must provide and record a justification.</li> </ol> |

| OFI#  | Condition ID | Opportunity for Improvement and Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| OFI10 | D12          | <p>Monitoring of compliance with the VMP by TBE indicated that the fourteen required nest boxes were not all installed within the south-western (SW) corner of the site (west of the pool) in accordance with the VMP Schedule 1 figure. No justification is provided for why the nest boxes were not all installed in accordance with the VMP.</p> <p>Also, refer to OFI9 in relation to management of tree hollows with resident fauna.</p> <p><b>Recommendation:</b> Obtain an explanation and justification from the Project Ecologist for why the nest boxes were not installed at the locations indicated in the VMP. Review and revise the VMP so that it shows the installed nest box locations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| OFI11 | D13          | <p>Hindmarsh advised that no on-street work zones were approved during the Audit Period.</p> <p>Two construction trucks were observed parked on St Vincents Road during the site visit. However, it could not be determined if they were related to the Greenwich Hospital Redevelopment or the construction work being carried out at 22 or 24 St Vincents Road, where a crane was observed to be operating. No trucks were observed queuing or waiting on the streets to enter the site. Only the River Road Gate 1 entrance was in use with a traffic controller present at the gate.</p> <p>Also refer to OFI6 in relation to office-based workers parking personal vehicles in the streets surrounding the site.</p> <p><b>Recommendation:</b> Consider improving the monitoring of St Vincents Rd to check that site construction vehicles are not parking there.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| OFI12 | D25          | <p>During the site inspection, as discussed in the findings for Condition D9, the Auditors identified opportunities for minor improvements to erosion and sediment controls in some locations to ensure ongoing effectiveness.</p> <p><b>Recommendation:</b> Monitor and maintain erosion and sediment controls across the site to ensure they remain effective and appropriately configured for prevailing site conditions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| OFI13 | D30          | <p>Hindmarsh have advised emergency awareness training is provided through the induction training. The induction training addresses emergency procedures but does not include a site layout map that shows the location(s) of the assembly points and evacuation routes.</p> <p><b>Recommendation:</b> Review and revise the Site Specific Induction to include a site layout map that shows the Assembly Point(s), including for asbestos workers as appropriate, and evacuation routes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| OFI14 | D31          | <p>Site personnel advised that there had been no unexpected finds of Aboriginal heritage during the Audit Period. Therefore, Condition D31 was not triggered.</p> <p>The Site Specific Induction includes an Unexpected Finds Protocol – Aboriginal Heritage but it does not refer to the Condition D31(c) requirement to register the site in AHIMS or the Condition D31(e) requirement to only recommence work with the written approval of the Planning Secretary.</p> <p>Section 5.5 of the ACHMP contains an 'Unexpected Finds Protocol to Protect Aboriginal Heritage' but it does not meet Condition D31(c) or (e) requirements.</p> <p>CEMP Rev E and CMP Rev A do not include an Unexpected Finds Protocol – Aboriginal Heritage. Whilst Condition D31 does not specifically require that an Unexpected Finds Protocol – Aboriginal Heritage be prepared, it is considered standard practice for a CEMP to include such a protocol so that in the event of such a find, site management will know what to do in order to comply with this condition. Such a protocol would typically be in the form of a flowchart, similar to the one presented in Appendix E of the RAP for unexpected finds of contamination. The Site Specific Induction training would not necessarily contain the same level of detail, as considered appropriate.</p> <p>It may be appropriate to prepare a single Unexpected Finds Protocol (UFP) that addresses all of the requirements of Conditions D31 to D33 for unexpected finds (UFs) of Aboriginal Heritage, Historic Heritage and Burials. The absence of a detailed UFP for site management represents a risk of non-compliance if the requirements are not met in the event of an UF.</p> <p><b>Recommendation:</b> Prepare an Unexpected Finds Protocol – Aboriginal Heritage, so that it clearly identifies all of the Condition D31 requirements, including to register the site in AHIMS, consult the Aboriginal community representatives and Heritage NSW (in addition to the Excavation Director) and only recommence work with the written approval of the Planning Secretary. Alternatively, prepare a single UFP that</p> |

| OFI#  | Condition ID | Opportunity for Improvement and Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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|       |              | addresses all of the requirements of Conditions D31, D32 and D33. Attach the UFP to the CEMP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| OFI15 | D32          | <p>Site personnel advised that there had been no unexpected finds of historic heritage during the Audit Period. Therefore, Condition D32 was not triggered.</p> <p>The Site Specific Induction addresses 'Unexpected Finds – European Heritage' but it does not address the requirement to notify Heritage NSW and the Planning Secretary, to consult Heritage NSW or to only recommence work with the written approval of the Planning Secretary.</p> <p>CEMP Rev E and CMP Rev A do not include an Unexpected Finds Protocol – Historic Heritage, although Section 9.9 indicates that one may be available in a relevant report on Aconex.</p> <p>Whilst Condition D32 does not specifically require that an Unexpected Finds Protocol – Historic Heritage be prepared, it is considered standard practice for a CEMP to include such a protocol so that in the event of such a find, site management will know what to do in order to comply with this condition. As discussed in the findings for Condition D31, a detailed UFP is an administrative control to reduce the risk of non-compliance if the requirements are not met in the event of an UF.</p> <p><b>Recommendation:</b> Prepare an Unexpected Finds Protocol – Historic (or European) Heritage, so that it clearly identifies all of the Condition D32 requirements, including to notify Heritage NSW and the Planning Secretary, consult Heritage NSW (in addition to the Excavation Director) and only recommence work with the written approval of the Planning Secretary. Alternatively, prepare a single UFP that addresses all of the requirements of Conditions D31, D32 and D33. Attach the UFP to the CEMP.</p>                                                                                                                                                                                                                                                                                                                  |
| OFI16 | D33          | <p>Site personnel advised that there had been no unexpected finds of a burial or skeletal remains during the Audit Period. Therefore, Condition D33 was not triggered.</p> <p>The 'Unexpected Finds – European Heritage' contained in the Site Specific Induction mentions the potential for buried "relics, including remains". Similarly, the Unexpected Finds Protocol – Aboriginal Heritage ask workers to look out for "bones or human remains". Neither protocol addresses the requirements to notify NSW Police and Heritage NSW, consult Heritage NSW and to only recommence work with the written approval of the Planning Secretary.</p> <p>Section 5.6 of the ACHMP contains a 'Protocol – Discovery of Human Remains' but it does not meet Condition D33(a), (c) or (d) requirements.</p> <p>The CEMP Rev E and CMP Rev A do not include an Unexpected Finds Protocol – Burials, although Section 9.9 of CMP Rev A indicates that one may be available in a relevant report on Aconex.</p> <p>Whilst Condition D33 does not specifically require that an Unexpected Finds Protocol – Burials be prepared, it is considered best practice for a CEMP to include such a protocol so that in the event of such a find, site management will know what to do in order to comply with this condition. As discussed in the findings for Condition D31, a detailed UFP is an administrative control to reduce the risk of non-compliance if the requirements are not met in the event of an unexpected find.</p> <p><b>Recommendation:</b> Prepare an Unexpected Finds Protocol – Burials, so that it clearly identifies all of the Condition D33 requirements, including to notify NSW Police and Heritage NSW, consult Heritage NSW (in addition to the Excavation Director) and only recommence work with the written approval of the Planning Secretary. Alternatively, prepare a single UFP that addresses all of the requirements of Conditions D31, D32 and D33. Attach the UFP to the CEMP.</p> |
| OFI17 | D36          | <p>The CWMSF refers to management of demolition concrete waste and construction concrete (excess) waste, which are required to be "Separated on site and crushed for use in pavement and/or temporary access road construction", but it does not refer to rinse water from concrete construction activities. Given that concrete construction has not yet commenced, it is considered unlikely that concrete rinse water would have been generated during the Audit Period. The Auditors did not observe evidence of concrete rinse water being disposed of on-site or impacting a watercourse.</p> <p><b>Recommendation:</b> Consider updating the CEMP and/or CWMSF to address the management of liquid concrete and concrete rinse water to ensure that it is not discharged to ground or allowed to enter a stormwater drain or watercourse.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| OFI18 | D39          | JHA issued a Certificate of Design Electrical Services to the Certifier for CC2 that certifies that the design for electrical services is in accordance with AS 4282 Control                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| OFI# | Condition ID | Opportunity for Improvement and Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|      |              | <p>of the obtrusive effects of outdoor lighting. However, it does not address best practice lighting design requirements identified in the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023).</p> <p>Following factual review, TSA Riley provided correspondence from JHA that advised that the “external lighting design provided by JHA under the previous design package was developed with consideration of the Best Practice Lighting Design principles identified in Appendix A of the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023)” and reiterated the lighting design principles. JHA also advised that “PRO Electrical [were] currently finalising the design under the D&amp;C arrangement. Accordingly, confirmation of compliance with Condition D39 for the final D&amp;C design will be provided by PRO Electrical upon completion of the design”.</p> <p><b>Recommendation:</b> Obtain certification that the final design for external lighting will meet best practice lighting design identified in the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023) in accordance with Condition D39 requirements for relevant areas.</p> |

## 2. INTRODUCTION

### 2.1 Background

TSA Riley on behalf of HammondCare engaged Ramboll to conduct an IEA of the Stages 1, 2 and 3 redevelopment of the Greenwich Hospital, located at 95-115 River Road, Greenwich NSW 2065 (Lots 3 and 4, DP584287).

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 third IEA for this development. During this Audit Period, external works to support construction works were being concluded as part of Stage 1 works, and demolition and excavation works were being undertaken as part of Stages 2 and 3.

### 2.2 Audit Team

The Audit Team comprised Emily Rowe (Lead Auditor), Jenny Auld (Assistant Auditor), James Walker (Project Manager), and Victoria Sedwick (Principal) of Ramboll. This Independent Audit Report (IAR) was prepared by Jenny Auld and Emily Rowe, reviewed by Victoria Sedwick, and approved by Emily Rowe 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 third IEA of this development, and the second IEA site visit was conducted on the 8 October 2025. The Audit Period was from 9 October 2025 to 23 June 2026, being the site visit date.

### 3. AUDIT METHODOLOGY

#### 3.1 Selection and Endorsement of Audit Team

All of Ramboll's Audit Team referred to in Section 2.2 have training and extensive experience in conducting environmental compliance audits and are independent from HammondCare and TSA Riley. Emily Rowe and Victoria Sedwick are certified Lead Auditors with Exemplar Global (Certificate No. C-371067 and C-374819, respectively). The Lead Auditor, Emily Rowe, and Assistant Auditor, Jenny Auld, were approved by the Department of Planning, Housing and Infrastructure (DPHI, or the Department) on 17 April 2025 and 24 June 2026 (**Appendix B**), respectively.

The Department advised during the consultation on the scope of the Audit, that Jenny Auld had not been formally approved by the Planning Secretary as part of the Audit Team for the previous audits. At that time, Ramboll had understood, based on previous DPHI advice, that only the Lead Auditor(s) required the Department's approval. Ramboll subsequently sought the Planning Secretary's approval of Jenny Auld on 22 June 2026 and she was approved on 24 June 2026.

#### 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 letters endorsing the Audit Team, DPHI required 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 lead auditor must also attend all site inspections that form a part of the IEA and the final report."*

The Auditors sought input from DPHI and Lane Cove Council (LCC) to develop the scope of the Audit as discussed in **Section 3.5**. The NSW Environment Protection Authority (EPA) had advised during the previous audit that *"As the EPA does not regulate the hospital, we have no comment on the IEA"*. The Department confirmed on 22 June 2026 that they did not require the Auditors to consult the EPA on the scope of the Audit.

#### 3.3 Compliance Evaluation

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

- Site inspection of the Greenwich redevelopment on 23 June 2026, 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 23 June 2026 (refer **Section 3.4**);
- Review of publicly available documents on HammondCare's 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 Emily Rowe and Jenny Auld on 23 June 2026. An Opening Meeting was held at the commencement of the site inspection. The Agenda for the meeting included Introductions, Audit Objective, Audit Scope, Audit Methodology, Audit Schedule, Other Matters and Development Progress During Audit Period. The following personnel were present for the Opening Meeting inspection and accompanied the Auditors during all or part of the site inspection:

- Alex Lisney – TSA Riley (Project Director)

- Leon Dodig – TSA Riley (Assistant Project Manager)
- Moon Kang – TSA Riley (Project Manager)
- Jay Cross – Hindmarsh (Senior Project Engineer)
- Mark Reynolds – Hindmarsh (Project Manager)
- Jason Schoenherr – Hindmarsh (Senior SQE Supervisor)

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.

Additionally, during the site visit the following people involved in the construction works were interviewed:

- Craig Ridley – JK Environments (Associate Environmental Scientist) (virtual interview)
- Vanessa Hardy – Cultural Heritage Connections (Director & Archaeologist)

### 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,<br><a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a><br>Divyansh Kumar, Planning<br>Compliance Officer,<br><a href="mailto:Divyansh.kumar@dphi.nsw.gov.au">Divyansh.kumar@dphi.nsw.gov.au</a> | A letter requesting consultation was emailed to DPHI on 16 June 2026. A response was received on 22 June 2026. Refer to Table 2 for DPHI comments and the Auditors response. |
| Lane Cove Council | <a href="mailto:service@lanecove.nsw.gov.au">service@lanecove.nsw.gov.au</a>                                                                                                                                                                       | A letter requesting consultation was emailed to Lane Cove Council (LCC) on 16 June 2026. No response was received from LCC.                                                  |

**Table 2: DPHI Consultation**

| DPHI Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Auditor Response                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>"The Department does not require any additional issues for inclusion within the scope of the Audit that are not already captured by the Consent and the Department's Independent Audit Post Approval Requirements (May 2020)."</p> <p>Notwithstanding the above, the Department notes matters raised in the previous audit determination, including the implementation of recommended actions relating to historical heritage management and ensuring that all personnel are aware of relevant Consent requirements. The Department also notes that the previous audit identified that an Assistant Auditor had not been approved and reminds the audit team to ensure that all auditors are approved prior to the commencement of the audit.</p> <p>The Department notes that the EPA previously advised that it does not regulate the hospital and had no comments on the Independent Environmental Audit. The Department therefore requests that you consult with the local council as part of this process, to ensure all relevant local considerations are captured."</p> | <p>The Auditors have undertaken the audit in accordance with the relevant conditions and IAPAR (2020).</p> <p>A discussion of the status of previous audit recommendations are provided in Table 4.</p> <p>Ramboll requested the Department's approval of Jenny Auld, as Assistant Auditor, on 22 June 2026, which was approved on 24 June 2026.</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 Email to Hindmarsh, Distance attenuation formula, 08/05/26
- Acoustic Logic, Greenwich Hospital Redevelopment, Construction Noise and Vibration Management Sub-Plan, Revision 0, 13/09/2024 (**CNVMSP**)
- Arborsure, Tree Protection Plan, 16/05/25
- Arborsure Letter to Hindmarsh, Re: Site Compliance Inspection 06 May, 2026, 26/05/2026
- Arborsure Letter to Hindmarsh, Re: Site tree protection compliance inspection stage 2 -1st April 2026, 08/04/2026
- Arborsure, Pruning Compliance Certificate, Tree 42, Inspection Date: 6 May 2026, 26/05/2026
- Arborsure, Stage 2, Tree Protection and Root Investigation Report, 28/02/2026
- BM PLUS G Pty Ltd (**bm+g**), Construction Certificate, CC-24149, 07/03/2025 (**CC1**)
- bm+g, Construction Certificate, C-24149/A, 16/06/2026 (**CC1a**), with attachments:
  - 112 – Northrop Consulting Engineers Pty Ltd (Northrop), Re: Hammondcare Greenwich Hospital – Structural Certificate for CC1a, 14/05/2026
  - 114 – CC10 - Civil Design Statement.pdf, Northrop Letter to Hindmarsh, Re: HammondCare Greenwich Hospital – Civil Certificate for CC1a, 06/05/2026
  - 115 – CC10 - Civil Drawings.pdf
- bm+g, Construction Certificate, CC-26053, 18/06/2026 (CC2), with Document Items:
  - 6 – van der Meer, Re: Hammondcare Greenwich Redevelopment, Structural Certificate – Design CC2, 17/09/2025
  - 7 – van der Meer Consulting (**van der Meer**), CC 24 - 250514-Design-Compliance-Declaration-single-regulated-design-DCD002L-Signed, 14/05/2025
  - 08 – CC33 34 - Civil DCD Drawings and spec.pdf
  - 09 – CC 32 - 20251014 - SY202-149 - CIVIL DESIGN STATEMENT - CC2.pdf, van der Meer Letter to TSA Riley, Re: Greenwich Hospital Redevelopment, 97-115 River Road, Greenwich NSW 2065, CC2 Civil Certificate– Design, 14/10/2025
  - 25 – B6 - 20251211RFA\_R1\_CC\_Acoustic\_Design\_Certificate.pdf, Acoustic Logic Letter to TSA Riley, Greenwich Hospital Redevelopment - CC Acoustic Design Certificate, 31/10/25
  - 28 – Bickerton Masters Letter to bm+g, Design Certificate – Slip Resistance Statement & Schedule, Condition CC71 – Schedule of Slip Resistance, CC2, 03/11/2025
  - 29 – Bickerton Masters Architecture Pty Ltd (Bickerton Masters) Letter to BM+G, Design Certificate – External Colours, Materials and Finishes, Condition A20 – Confirmation of External Colours, Materials and Finishes, 30/10/2025
  - 30 – JHA Consulting Engineers (NSW) Pty Ltd (JHA), BASIX Certificate, Multi Dwelling, Certificate number: 1378162M\_03, 13/10/2025
  - 31 – Bickerton Masters, Architectural Drawings Referencing, BASIX Certificate No. 138162M\_03, 29/09/2025, stamped by JHA on 13/10/2025
  - 34 – Lane Cove City Council Letter to Hindmarsh, Approval for Works on Council Property under Section 138 of the Roads Act 1993. 23/01/2026
  - 35 – Hindmarsh and Lane Cove Council Emails, HammondCare Greenwich – Stage 2 & 3 S138 Approval, 10-11/12/2025
  - 37 – Taylor Brammer Landscape Architects Pty Ltd (Taylor Brammer) Letter to TSA Riley, RE: HammondCare Greenwich, Certificate of Compliance – CC2 CPTED inclusions to Landscape, 10/12/2025
  - 38 – DPHI Letter to HammondCare, Greenwich Hospital Detailed Design (SSD-13619238), Ecologically Sustainable Development, Condition C11, 02/09/2025
  - 39 – DPHI Letter to HammondCare, Greenwich Hospital Detailed Design (SSD-13619238), Ecologically Sustainable Development, Condition C11, 22/01/2026
  - 40 – JHA, Consultant Advice Notice -, Alternative Certification Process, 02/07/2024
  - 46 – TBE Letter to TSA Riley, RE: Greenwich Hospital Redevelopment, 11/12/2025
  - 47 – TBE Letter to TSA Riley, Bushfire compliance assessment of the HammondCare Greenwich Hospital Redevelopment plans, 13/11/2025
  - 50 – Xavier Knight Pty Ltd (Xavier Knight), Façade Compliance Certificate, Design And Construction of Façade Elements, 15/06/2026
  - 51 – Xavier Knight, Fair Trading, Design compliance declaration – single regulated design, Façade, 15/06/2026
  - 66 – ABE Consulting Pty Ltd (**ABE**), Accessibility Design Review Report, 28/11/2025

- FS-1 – JHA Consulting Engineers (NSW) Pty Ltd, Fire Services Design Certificate, 10/11/2025
- PS-1 – Inova Services Australia Pty Ltd, Fire Engineering Report, 22054-FER-R01, Issue 04, 19/02/2026
- bm+g Email to TSA Riley, RE: Greenwich Hospital Redev (Hcare) – IEA docs, 16/05/25
- bm+g Email to TSA Riley, RE: Greenwich Hospital Stage 1 (Early Works) - SSD Auditor Compliance Items (Condition B9 & C8), 24/06/25
- Chalouhi Email to Hindmarsh, Re: Use of Quackers Onsite, 22/07/2026
- Chalouhi, Q4838 Greenwich Hospital Demo Tipping Register.pdf
- Colliers Letter to DPHI, Section 4.55(1A) Modification Application – SSD 13619238 MOD 4 95-115 River Road, Greenwich – Tree Removal and Retention, 04/06/2026
- Cultural Heritage Connections, Greenwich Hospital, Aboriginal Cultural Heritage Management plan, June 2023 (**ACHMP**)
- Cultural Heritage Connections Letter to TSA Riley, Greenwich Hospital Redevelopment Stage 1 Works – Historic Archaeology, Inspection & Advice, 18/09/25
- DPHI, Development Consent, Greenwich Hospital Redevelopment - Detailed Design, 28/03/2024 (**SSD-13619238**)
- DPHI, Modification of Development Consent, Greenwich Hospital Redevelopment – minor design changes, 23/06/2025 (**SSD-13619238-Mod-1**)
- DPHI, Modification of Development Consent, Greenwich Hospital Redevelopment - removal and replacement on one exotic tree, 06/03/2026 (**SSD-13619238-Mod-3**)
- DPHI and TSA Riley Emails to Ramboll, RE: Greenwich Hospital Redevelopment - Detailed Design (SSD-13619238) - Condition C36, 06-27/05/2026
- DPHI Email to HammondCare, Greenwich Hospital Detailed Design (SSD-13619238) - C28 - Warning Letter, 23/10/25
- DPHI Email to HammondCare, Greenwich Hospital Redevelopment - Detailed Design - Post Approval Document Received - (SSD-13619238-PA-24), 05/12/2025
- DPHI Letter to HammondCare, Subject: Greenwich Hospital Detailed Design - D44 Appointment of Experts, 24/06/2026
- DPHI Letter to HammondCare, Subject: Greenwich Hospital Redevelopment - Independent Environmental Auditor Agreement Request, 17/04/2025
- DPHI Letter to HammondCare, Greenwich Hospital Redevelopment (SSD-13619238), Out-of-hours Works Application, Condition D5, 15/05/2026
- DPHI Letter to HammondCare, Greenwich Hospital Redevelopment (SSD-13619238), Out-of-hours Works Application, Condition D5, 25/03/2026
- DPHI Letter to HammondCare, Greenwich Hospital Redevelopment (SSD-13619238), Updated Landscape Plans, Condition B13, 24/12/2025
- DPHI Letter to HammondCare, Subject: Greenwich Hospital Redevelopment (SSD-13619238), Flood Management and Mitigation, Condition B5, 09/10/2024
- DPIE, Environmental Management Plan Guideline: Guideline for Infrastructure Projects prepared by DPIE, April 2020 (EMP Guideline) TSA Riley Email to BM+G, Greenwich Hospital – Consent Condition reports / updates, 26/09/25
- Ethos Urban, Environmental Impact Statement, Greenwich Health Campus – Detailed Design (SSD 13619238), 26/08/2022 (**EIS**), with attached:
  - Appendix W – JK Geotechnics (JKG), Report to HammondCare On Additional Geotechnical Investigation For Proposed Hospital Redevelopment At 97-115 River Road, Greenwich, NSW, 10/05/2022
- Ethos Urban, Social Impact Management Plan, Greenwich Hospital Redevelopment, Version No. 2.0, 19/08/2024 (**SIMP**)
- [Find a CEnvP](#)
- [Find a CPSS-CSAM](#)
- [Greenwich Hospital IEA2 Audit Report](#)
- [Greenwich IEA2 Proponent Response](#)
- [HammondCare Greenwich Complaints Register June 2026.pdf \(Complaints Register\)](#)
- HammondCare Greenwich Stage 1 Construction Incident Register, 09/07/26
- HammondCare Greenwich Stage 1 Construction Non-compliance Register, 09/07/26
- HammondCare Letter to DPHI, Greenwich Hospital Detailed Design (SSD-136 19 238), Notification of Commencement of Works, 25/02/2026
- [HammondCare, Greenwich Hospital Development website: https://www.hammond.com.au/greenwich-development](https://www.hammond.com.au/greenwich-development)
- HammondCare, Greenwich Hospital Update – April 2026
- HammondCare, Greenwich Hospital Update – March 2026
- Hindmarsh and Lane Cove Council Emails, HammondCare Greenwich Hospital - Notice of Commencement, 22-23/02/2026
- Hindmarsh Email to Lane Cove Council, HammondCare Greenwich Public Domain Dilapidation Report, 04/03/2026

- Hindmarsh Email to LCC, RE: Construction Stormwater Discharge - Greenwich Hospital, 27/02/2026
- Hindmarsh Email to TSA Riley, Re: Greenwich - IEA 3 Documents, 22/07/2026
- Hindmarsh record of an evacuation drill, Activities > 198509, 15/05/2026
- Hindmarsh, Construction Environmental Management Plan (CEMP) Rev E, Draft Submission for MOD2, 24/02/2026 (**CEMP Rev E**), with attached:
  - Positive Traffic Pty Ltd, Project Phase: Construction Road Safety Audit Report, PT124067r01\_V5, November 2024
  - SITE Traffic Pty Ltd, Construction Traffic & Pedestrian Management Sub-Plan (CTPMSP), Rev. 1, 21/22/2025 (**CTPMSP**)
- Hindmarsh, Construction Management Plan (CMP), Greenwich Hospital Redevelopment – Stage 2 & 3, Revision A, 19/02/2026 (**CMP Rev A**)
- Hindmarsh, Greenwich Hospital Update – March 2026
- Hindmarsh, Notification Letter, 16/05/2026
- Hindmarsh, Notification Letter, 29/05/2026
- Hindmarsh, OnSite plant operation and maintenance records:
  - Excavator, 54138 (Square Civil Excavator Induction.pdf)
  - Excavator, Yanmar vio-25 (Square Civil 2.5T Excavator Induction.pdf)
  - Maintenance History, Excavators 2.0-2.7T, Asset No. OH24388
  - Plant Register
- Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 2, R1, 18/02/2026
- <https://www.hammond.com.au/greenwich-development>
- IMG\_4354.jpg
- Interview with the Excavation Director, Cultural Heritage Connections, on 23/06/2026
- Interview with TSA Riley and Hindmarsh on 23/06/2026
- JHA Letter to BM+G, Certificate of Design Electrical Services – Condition B18, 27/02/2026
- JHA Services, Engineering Specification for Fire Services, Hammondcare Greenwich Hospital, 05/12/2024
- JK Environments Pty Ltd (**JKE**), Report to HammondCare on Remediation Action Plan for Proposed Hospital Redevelopment at Greenwich Hospital, 97-115 River Road, Greenwich, NSW, Revision 2, 29/05/2025 (**RAP**)
- JK Geotechnics, Dewatering Management Plan (DMP), 08/12/2025 (**DMP**)
- JKE and Ramboll Emails, RE: Greenwich Hospital - RAP Addendum, 22-27/10/2025
- JKE Letter to HammondCare, C/- TSA Riley, Waste Classification Assessment, Greenwich Hospital Redevelopment – Fill Mound, 95-115 River Road, Greenwich, NSW, 10/06/2026
- JKE Letter to HammondCare, Validation Status Letter – Substation Kiosk Removal Hospital Redevelopment, Greenwich Hospital, 95-115 River Road, Greenwich, NSW, 20/04/2026
- JKE, Report to HammondCare on Addendum to Remediation Action Plan for Proposed Hospital Redevelopment at Greenwich Hospital, 97-115 River Road, Greenwich, NSW, Final Report, 29/10/2025 (**ADD-RAP**)
- JKE, Report to Hammondcare on Data Gap Investigation for Proposed Hospital Redevelopment at Greenwich Hospital, 95-115 River Road, Greenwich, NSW, Final Report, E32507BRrpt10, 09/03/2026 (**DGI-1**)
- JKE, Report to Hammondcare on Data Gap Investigation for Proposed Hospital Redevelopment at Greenwich Hospital, 95-115 River Road, Greenwich, NSW, Final Report, E32507BRrpt12, 25/06/2026 (**DGI-2**) (note: post-Audit Period)
- JKE, Report to Hammondcare on Hazardous Ground Gas Monitoring for Proposed Hospital Redevelopment at 95-115 River Road, Greenwich, NSW, Final Report, 18/03/2026 (**HGGM**)
- JKE, Report to Hammondcare on Validation Assessment for Greenwich Hospital Redevelopment Stage 1 Early Works at 95-115 River Road, Greenwich, NSW, Final Report, 05/01/2026 (**Stage 1 Early Works Validation Assessment**), with attached:
  - Clearsafe Environmental Solutions, Asbestos Management Plan, Revision 0, 21/07/2025
- JKG Email letter to DPHI, Hydrogeological Matters, Proposed Hospital Redevelopment, 97-115 River Road, Greenwich, NSW, 14/12/2022
- Lane Cove Council, Approval for Works on Council Property under Section 138 of the Roads Act 1993, 23/01/2026
- Lane Cove Council, Final approval for Road Occupancy - Standing Plant Permit, Skip Bin and Floating Work Zone, 17-25/10/2025 and 24-29/11/2025
- Lane Cove Council, Vehicular Crossing – Alignment Levels, 23/03/2026
  - [Major Projects Webpage for SSD-13619238-Mod-2](#)
- Noticeboard

- NSW Department of Planning, Industry and Environment, Independent Audit Post Approval Requirements, May 2020 (**IAPAR 2020**)
- Photos of dust control measures
- Photos of sediment control measures
- Post Approval SSD-13619238-PA-24, 5/12/2025
- Project Solutions Pty Ltd, Greenwich Hospital Redevelopment, Stage 1 - Early Works, Dilapidation Report, 10/09/2024
- Ramboll Independent Environmental Audit 1 – SSD 13619238, Greenwich Hospital, 12/06/25 (**1<sup>st</sup> IEA**)
- Ramboll Independent Environmental Audit 2 – SSD 13619238, Greenwich Hospital, 03/12/25 (**2<sup>nd</sup> IEA**)
- Ramboll Letter to HammondCare c/- TSA Riley, Re: Interim Audit Advice Letter No. #1 – Stage 1 (Early Works), Greenwich Hospital Redevelopment, 95-115 River Road, Greenwich NSW, 30/01/2026 (**IAA1**)
- Ramboll, RE: Interim Audit Advice Letter No. #1 - Stage 1 (Early Works), Greenwich Hospital Redevelopment, 95-115 River Road, Greenwich NSW, 30/01/2026
- Site Hive Noise Pollution Monitoring – Audit Period, 21/05/25 – 22/10/25
- Site Hive Vibration Monitoring – Audit Period, 27/04/2026 – 05/06/2026
- Site Hive, Noise Monitoring Report 5.06.26, 27/04/26 – 05/06/26
- Site Notice
- Site visit on 23/06/2026
- SiteHive, Hexanode Calibration Certificate, 22/04/2026
- Square Civil Pty Ltd, Demolition Management Plan, Revision 1.4, 07/05/2026
- TaylorBrammer, Tree Retention and Removal Plan, Rev C, 28/02/2022, DPHI Approved 06/03/2026
- Travers Bushfire & Ecology (**TBE**), Biodiversity Management Plan, Proposed Development, Lot 3 and 4, DP 584287, 97-115 River Road, Greenwich, 18/11/2024 (BMSP)
- **TBE** Letter to TSA Riley, Re: Compliance with DA Conditions, 11/09/2024
- TBE Letter to TSA Riley, Re: Compliance with DA conditions, 11/09/24
- TBE Letter To Whom it May Concern, Re: Clearance supervision by Project Ecologist at Lot 3 DP 584287, 97 – 115 River Road, Greenwich, Compliance Statement with Travers bushfire and ecology Biodiversity Development Assessment Report 2023, 28/05/2026
- TBE Letter To Whom it May Concern, Re: Clearance supervision by Project Ecologist at Lot 3 DP 584287, 97 – 115 River Road, Greenwich, Compliance Statement with Travers bushfire and ecology Biodiversity Development Assessment Report 2023, 28/05/2026
- TBE Letter To Whom it May Concern, Re: Year 1 VMP Audit by Project Ecologist at Lot 3 DP 584287, 97 – 115 River Road, Greenwich Compliance Statement with Travers bushfire and ecology Vegetation Management Plan 2022, 12/12/2025
- TBE, Bushfire Protection Assessment, 06/04/2022
- TBE, Vegetation Management Plan, 17/05/22 (**VMP**)
- Transport and Traffic Planning Associates (TTPA) Letter to TSA Management, Proposed Greenwich Hospital Development, Construction Certificate Certification, 18/07/2024
- Travers Bushfire & Ecology (**TBE**) Letter to TSA Riley, Re: Compliance with DA Conditions, 11/09/2024
- TSA Riley, Independent Environmental Audit (IEA #1) – Proponent Review & Response, 25/06/2025 (**IEA#1RR**)
- TSA Riley, Independent Environmental Audit (IEA #2) – Proponent Review & Response, 04/12/2025 (**IEA#2RR**)
- TSA and Hindmarsh Emails Re: Greenwich – IEA 3 Documents, 22-24/07/2026
- TSA Riley and DPHI Emails, RE: Greenwich Hospital IEA (SSD-13619238) - Second IEA Submission and Review, 08/12/2025
- TSA Riley and DPHI Emails, RE: Greenwich Hospital IEA (SSD-13619238) – Second IEA Submission and Review, 08/12/2025
- TSA Riley and DPHI Emails, RE: Greenwich Hospital IEA (SSD-13619238) - Second IEA Submission and Review, 8/12/2025
- TSA Riley Email to bm+g, RE: Greenwich C22 - Dewatering Management Plan, 02/06/2026
- TSA Riley Email to bm+g, RE: TSA-GCOR-000007: Greenwich Hospital Main Works – CC2 Submission (Stage 2 & 3), 13/05/2026
- TSA Riley Email to Ramboll, forwarding HammondCare and Colliers Emails, Subject: Greenwich | SSD-13619238 Condition B2 External Walls and Cladding Submission, 23-24/06/2026
- TSA Riley Emails to Ausgrid, Greenwich Hospital Redevelopment - Public Domain Dilapidation Report, 05/01/2026 and 24/03/2026

- TSA Riley Emails to Sydney Water, Greenwich Hospital Redevelopment - Public Domain Dilapidation Report, 05/01/2026 and 24/03/2026
- TSA Riley, Independent Environmental Audit (IEA #2) – Proponent Review & Response, 04/12/2025 (**IEA#2RR**)
- TSA Riley, Lane Cove Council and DPHI Emails, Subject: HammondCare Greenwich - Notes and Actions following on site meeting 3 February 2026, from 25/02/2026 to 09/06/2026
- TSA Riley, Lane Cove Council and DPHI Emails, Subject: HammondCare Greenwich - Notes and Actions following on site meeting 3 February 2026, from 25/02/2026 to 15/06/2026
- TSA Riley, Revised Staging Report, Rev 3, 29/08/2024 (**Staging Report Rev 3**)
- TSA Riley, Revised Staging Report, Rev 4, 14/10/2025 (**Staging Report Rev 4**)
- TSA Riley, Revised Staging Report, Rev 5, 28/01/2026 (**Staging Report Rev 5**)
- TSA Riley, Revised Staging Report, Rev 6, 20/04/2026 (**Staging Report Rev 6**)
- TTPA and Lane Cove Council Emails, RE: Greenwich Hospital to Service NSW (20352), 22/10/2024 to 27/05/2025 (?, last email was undated)
- van der Meer, Construction Soil and Water Management Sub-Plan, 09/10/2024 (**CSWMSP**)
- van der Meer Email to TSA Riley, RE: Greenwich Hospital Detailed Design - B5 Flood Management & Mitigation SSD-13619238-PA-5 - Request for Additional Information, 11/10/2024
- Waste Audit & Consultancy Services (Aust) Pty Ltd (Waste Audit) Letter to TSA Riley, Greenwich Hospital Redevelopment - CC Waste Storage - Item B8, 16/08/2024
- Waste Audit, Greenwich Hospital Redevelopment, Combined Operational, Demolition, and Construction Waste Management Plan, 08/08/2022 (**CWMSP**)
- Water Modelling Solutions, Greenwich Hospital – Construction Flood Emergency Response Sub-Plan, Revision 1, 04/1//2024 (**CFERSP**)
- Xavier Knight Consulting Engineers, Wall System Disclosure Certificate, 15/06/2026

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

- DPHI email to Colliers, Greenwich Hospital Redevelopment - Detailed Design - Post Approval Document Received - (SSD-13619238-PA-33), 24/06/2026, with attached: Post Approval Form\_20260624072336.pdf
- HammondCare Email, FW: Greenwich Stage 1 - IEA #2 - Notification to Certifier Condition D46(b) and D47, 07/09/2026, with attached:
  - IEA#2RR
- HammondCare, Colliers, TSA Riley and bm+g emails, FW: SSD-13619238 Condition B2 External Walls and Cladding Submission, 23-24/06/2026
- Hindmarsh Email to TSA Riley, Re: Condition D5, 03/09/2026, with excerpt from 2<sup>nd</sup> IEA
- 1st Drop Images folder containing:
  - Photographs: IMG\_0592.HEIC to IMG\_0637.HEIC, date modified 02/10/2025
- 2nd Drop Images folder containing:
  - Photographs: IMG\_0778.HEIC to IMG\_0795.HEIC, date modified 15/10/2025
  - Williams Bros Contracting, Notification Letter, 15/10/2025
- JHA Email to TSA Riley, Re: IEA3 Audit (D39) – Lighting Compliance Confirmation, 11/11/2026
- Project Solutions Pty Ltd, Greenwich Hospital Redevelopment, Public Domain, Dilapidation Report, 02/03/2026
- TSA Riley and HammondCare Emails, FW: Action Required Greenwich IEA #2 - Portal Upload, 08/12/2025, with attached:
  - 2nd IEA
  - IEA#2RR
- 8\_12\_2025 Website.png
- TSA Riley Email to Ramboll, Greenwich - Condition B9, 03/09/2026
- TSA Riley Email to Ramboll, Greenwich - IEA 3 Condition C3, 03/09/2026, with attached:
  - CC1a, 16/06/2026
  - d813185462475b4d91e61be66a8b66a8\_2000\_2000\_ts.jpg
  - 18b74a5a8adf5af57ee22ea6ceedc423\_2000\_2000\_ts.jpg
- TSA Riley Email to Ramboll, Greenwich - Condition A10, 07/09/2026, with attached:
  - Colliers Email to TSA Riley, Lodged Staging Report, 03/09/2026
- TSA Riley Email to Ramboll, Greenwich - C36 / NC13, 07/09/2026
- TSA Riley Email to Ramboll, Greenwich | C22, 11/09/2026

- TSA Riley Email to Ramboll, RE: C4 - Moon Kang shared the folder "Stage 2 & 3 - Dilapidation Report" with you, 17/09/2026, with attached:
  - Hindmarsh Email to TSA Riley, FW: HammondCare Greenwich Public Domain Dilapidation Report, 23/03/2026
  - TSA Riley Email to Ausgrid, Greenwich Hospital Redevelopment - Public Domain Dilapidation Report, 24/03/2026
  - TSA Riley Email to Sydney Water, Greenwich Hospital Redevelopment - Public Domain Dilapidation Report, 24/03/2026
  - TSA Riley Email to bm+g, Greenwich Hospital Redevelopment – Evidence of Dilapidation Report Submission (Condition C4), 26/03/2026
- Xavier Knight Consulting Engineers, External Wall System Disclosure Statement (Design), External Wall Components (Type B Construction), Façade, 15/06/2026
- Construction Certificate 1A + FSS

#### 4.2 Compliance Performance

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

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

| NC#        | Condition ID | Non-compliance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>NC1</b> | A10          | <p>During this Audit Period, the Staging Report was revised three times with Staging Report Rev 4 (14/10/2025), Staging Report Rev 5 (28/01/2026) and Staging Report Rev 6 (20/04/2026). The revised Staging Reports were submitted to the Department as part of the Modification 2 Application but were not approved prior to commencing the combined Stage 2 and Stage 3 construction.</p> <p>Based on the available information, HammondCare and TSA Riley submitted Staging Report Rev 4 and Staging Report Rev 5 to the Department in October 2025 and January 2026, respectively. HammondCare notified DPHI on 25/02/2026 of the commencement of Stage 2 and Stage 3 on 03/03/2026. The Staging Report was further revised in April 2026 and TSA Riley advised that a further revision of the Staging Report, Revision 7, has since been submitted and that both the Staging Report, Revision 7 and Modification 2 were recently approved by the Department, which is in the next audit period.</p> <p>Hence, the Auditors assume that the Department was aware that Stage 3 was commencing at the same time as Stage 2. However, the requirement to obtain the Department's approval of the revised staging, as presented in the revised Staging Reports, prior to commencing the subject stage of construction was not complied with, most likely as an oversight.</p> |
| <b>NC2</b> | A24          | <p>TBE assessed compliance with Condition A24 requirements in September 2024 and considered that "development complies with Chapter 6 SFPD, APZ and building construction, and with safe operational access for emergency services personnel. ... In respect of compliance Water, electricity and gas (Table 6.8c) they need to be certified by others."</p> <p>No assessment of compliance with Condition A24(d) has been provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>NC3</b> | A29          | <p>Review of the HammondCare's <a href="#">Greenwich Hospital Development</a> website indicated that the following information and documents were missing:</p> <ul style="list-style-type: none"> <li>• (a)(i) Current statutory approvals (SSD-13619238-Mod-1 and SSD-13619238-Mod-3) and the Approved plans (A2) that were updated under SSD-13619238-Mod-1 and SSD-13619238-Mod-3. A link to the Major Projects website is provided but it is considered that the statutory approvals and Approved Plans should be listed and provided on the development's website directly.</li> <li>• (a)(ii) SSD-13619238-Mod-1 and SSD-13619238-Mod-3 (as above).</li> <li>• (a)(v) A comprehensive summary of the monitoring results of the development, including but not limited to noise monitoring.</li> <li>• (a)(x) Other matters required by the Secretary, in letters of approval, including:           <ul style="list-style-type: none"> <li>◦ Flood Management and Mitigation Evidence (Condition B5)</li> <li>◦ Approved updated Landscaping Plans (Condition B13)</li> </ul> </li> </ul> <p>Approved Alternative Ecologically Sustainable Development (ESD) Certification Process (Condition C11).</p>                                                                                                                                                                   |

| NC# | Condition ID | Non-compliance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NC4 | B10          | <p>TTPA previously confirmed that Condition B10 requirements were met based on architectural drawings that they reviewed in July 2024. Review of the architectural drawings indicate that Condition B10(a) and (c) are satisfied in architectural drawings, AR-HST-0201 (Rev. C4, 30/10/2025) and AR-HST-0203 (Rev. C5, 03/02/2026), respectively, which were issued with CC2. However, the Auditors are unable to verify compliance with Condition B10(b).</p> <p>There is no evidence that the Certifier received and approved the TTPA document dated 18/07/2024 confirming compliance with Condition B10 requirements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| NC5 | A8 & B18     | <p>Prior to the issue of CC2, Taylor Brammer certified "that the design is in accordance with normal Landscape Architectural practice and requirements for Crime Prevention Through Environmental Design as outlined in Ethos CPTED report dated 29 April 2022" and "that the landscape design is consistent with relevant authority requirements and accepted landscape architectural practice". However, they did not confirm that Conditions B18(a) to (d) were met and shown on all relevant architectural and landscape plans approved by the Certifier. There is no evidence that NSW Police were consulted on the final CTPED measures or that those measures are shown on all relevant architectural and landscape plans approved by the Certifier. Tayler Brammer do not reference relevant plans in their certification letter.</p> <p>JHA issued a Certificate of Design Electrical Services, although it does not appear to have been submitted to the satisfaction of the Certifier. JHA certified that the design for electrical services met all of the Condition B18 requirements except for Condition B18(c) in relation to installing security mirrors in corridors and blind corners. The referenced drawings appear to be electrical drawings, not architectural or landscape drawings.</p> <p>Evidence has not been provided that the final CTPED measures, including those that met Condition B18(a) to (e), were prepared in consultation with NSW Police and are shown on all relevant architectural and landscape plans approved by the Certifier.</p> <p>Condition A8 is also considered non-compliant because required consultation was not undertaken with NSW Police on the final CTPED measures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| NC6 | C36          | <p>According to TSA Riley and DPHI correspondence, ground disturbance for Stage 2 (hospital footprint) was scheduled to commence on 10/06/2026, whilst ground disturbance for Stage 3 (senior living footprint) was scheduled to commence on 29/06/2026. TSA Riley advised DPHI that data gap investigations (DGIs) were planned to be carried out during Stage 2 and Stage 3 construction. The DGIs could not be completed until the buildings had been "decanted and demolished". Whilst some DGIs were completed prior to commencement of construction involving ground disturbance, DGIs of other areas were not scheduled to be completed before the end of July 2026.</p> <p>An Addendum to Remediation Action Plan (ADD-RAP) was revised to the satisfaction of the Site Auditor and issued on 29/10/2025, which "refined site boundaries and established the framework for staged DGI and validation works refine site boundaries and establish the framework for staged DGI and validation works".</p> <p>DPHI advised TSA Riley "that Condition C36 is only relevant to building footprints identified as a data gap in the RAP" and to "ensure that site investigations are undertaken, reports are prepared, and the RAP is updated prior to ground disturbance below each building footprint. This condition can be complied with separately for each building footprint if construction is carried out progressively."</p> <p>During the Audit period, JKE issued a validation report for Stage 1 Early Works (Stage 1 EW) investigations and remediation, which was reviewed by the Site Auditor. The Site Auditor issued IAA1 on 30/01/2026 in which he indicated that he was satisfied that remediation and validation works within the Stage 1 EW had been undertaken in general accordance with the RAP and ADD_RAP.</p> <p>JKE conducted two DGIs (DGI-1 and DGI-2) because "proposed sampling within the fill mound in the north and beneath the existing building footprints (BH201 to BH215) were not completed due to access constraints". The DGI-2 report investigated the fill mound and was issued just outside the current Audit Period. Hazardous ground gas monitoring (HGGM) was also conducted during the Audit Period. Proposed sampling beneath the existing building footprints (BH201 to BH215) was not completed during the Audit Period because the buildings were still being demolished.</p> <p>The Auditors reviewed the JKE documentation against Condition C36 requirements and found, in summary, that the documentation generally met the requirements except that the reports were not prepared, or reviewed and approved, by certified CEnvP(SC) or CPSS CSAM consultants. Following factual review, JKE advised that the report reviewer is awaiting final approval from the certification board for CEnvP(SC) certification.</p> <p>The RAP was not reviewed and updated during the Audit Period following the results of the DGIs and the Site Auditor has not been provided with a revised RAP or RWP to assess. It is considered that the RAP should be updated following the</p> |

| NC#                                      | Condition ID | Non-compliance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          |              | investigations because the results may have implications for the health and safety of workers at the site. This is identified as an OFI (refer to OFI7).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| NC7                                      | D5           | <p>There were two noise complaints on 13/10/2025 and 14/10/2025 regarding "plant noise during the night shift of S73 works". Assuming S73 works are for Sydney Water connection works, such work does not meet Condition D5(a) to (d) criteria and no approval from the Planning Secretary was available for that period.</p> <p>Council issued an approval for road occupancy during 17-25/10/2025 and 24-29/11/2025 on River Road from 9pm to 5am (Sun – Wed) and 10pm to 5am (Thu – Sat). The nature of the work is not detailed but it is not considered to meet Condition D5(a) to (d) criteria and no approval from the Planning Secretary was available for that period. Council required that affected residences be notified no later than one day prior to the commencement of works.</p> <p>Following factual review, Hindmarsh advised that they understood that approval by a public authority was sufficient to meet Condition D5(a) even though the OOHWS was not for the delivery of vehicles, plant or materials because it was previously considered compliant in the 2<sup>nd</sup> IEA. However, based on verbal advice from the Department in relation to another redevelopment project, the Lead Auditor for this Audit, being a different Lead Auditor, understands that the Department requires that Condition 5(a) is intended strictly for the delivery of vehicles, plant or materials that may impact public roads and traffic. Approval for OOHWS that are not for the delivery of vehicles, plant or materials should be sought from the Department in accordance with Condition D5(e).</p> <p>Notification letters were also provided that met Council requirements.</p> <p>Whilst there is evidence that approvals have been sought for OOHWS in accordance with Condition D5(e), there is also evidence that OOHWS was conducted that was not approved by the Planning Secretary under Condition D5(e) and was not in accordance with Condition D5(a) to (d) criteria.</p> |
| NC8                                      | D10          | Based on the documentation reviewed, the site visit, and interviews with TSA Riley and Hindmarsh, the SIMP has been generally implemented during the Audit Period. Based on the Complaints Register, five complaints were received during the Audit Period and the responses appeared appropriate. However, there is no evidence that TSA / Hindmarsh are using the social impact monitoring framework (Table 4) required by the SIMP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Number of non-compliances identified:    |              | 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Total number of compliance requirements: |              | 217                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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

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

#### 4.4 Previous Audit Recommendations

An assessment of progress on the recommendations made in the 2<sup>nd</sup> IEA is presented in Table 4.

**Table 4: Status of Previous Audit Recommendations**

| Condition ID           | IEA Recommendation                                                                                                                                                                                                                           | Action Status                                                                                                                                                                                                                                                                                                               |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Non-compliances</b> |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                             |
| 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. | Review of HammondCare's <a href="#">Greenwich Hospital Development</a> website indicated that the complaints register was being updated monthly. However, other required documentation was missing, as detailed in Table A (Appendix A). Therefore, Condition A29 remained non-compliant (refer to NC3).                    |
| 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.  | Correspondence has been provided to confirm the Department was notified in writing of a review following submission of the 2 <sup>nd</sup> IEA. Following factual review, HammondCare provided correspondence to show that the Certifier was also notified in writing of a review. Condition A36 was found to be compliant. |

| Condition ID                         | IEA Recommendation                                                                                                                                                                                    | Action Status                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>B13</b>                           | Obtain Department approval of the updated landscape plans required by condition B11.                                                                                                                  | The Department approved the updated landscape plans on 24/12/2025. Condition B13 was found to be compliant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>C4</b>                            | Submit a copy of the Pre-Construction Dilapidation Report to asset owners and LCC.                                                                                                                    | <p>Documentation was initially provided to show that links to a Dilapidation Report were emailed to Council, Ausgrid and Sydney Water.</p> <p>However, the Stage 1 - Early Works, Dilapidation Report appears to be limited to Stage 1 - Early Works and the photographs do not record the "condition of all public (non-residential) infrastructure and assets in the vicinity of the Site (including roads, gutters and footpaths)" along the full length of River Road and St Vincents Road. The dilapidation report does not make it clear that later stages of the development will not affect those parts of River Road and St Vincents Road that were not surveyed in the Stage 1 - Early Works, Dilapidation Report.</p> <p>Following factual review, TSA Riley provided a 'Public Domain, Dilapidation Report' that surveyed River Road, St Vincents Rd, and Kingslansley Rd in the vicinity of the site. Correspondence was also provided that showed that a copy of the Public Domain, Dilapidation Report was shared by links to Council on 04/03/2026, Ausgrid and Sydney Water on 24/03/2026 and the Certifier on 26/03/2026, which was prior to the issue of CC2, 18/06/2026. Condition C4 was therefore, found to be compliant.</p> |
| <b>C36</b>                           | Complete the additional site investigations in accordance with C36(a)-(c).                                                                                                                            | <p>Additional site investigations were conducted during the Audit Period and will be ongoing as the building are demolished. Based on the documentation provided, Condition C36 is considered non-compliant because the site investigation reports were not prepared or reviewed by a certified CEnvP(SC) or CPSS CSAM consultant (refer to NC6). Following factual review, JKE advised that the report reviewer is awaiting final approval from the certification board for CEnvP(SC) certification.</p> <p>The RAP was not reviewed and updated during the Audit Period following the results of the DGIs and the Site Auditor has not been provided with a revised RAP or RWP to assess. It is considered that the RAP should be updated following the investigations because the results may have implications for the health and safety of workers at the site. This is identified as an OFI (refer to OFI7)</p>                                                                                                                                                                                                                                                                                                                               |
| <b>Opportunities for Improvement</b> |                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>D31</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(c).                             | The ACHMP was not revised. Whilst Section 5.5 of the ACHMP contains an 'Unexpected Finds Protocol to Protect Aboriginal Heritage', it does not meet Condition D31(c) or (e) requirements. Condition D31 remains as an opportunity for improvement (refer OFI14).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <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. | The Site Specific Induction addresses 'Unexpected Finds - European Heritage' but it does not address the requirement to notify Heritage NSW and the Planning Secretary, to consult Heritage NSW or to only recommence work with the written approval of the Planning Secretary. Condition D32 remains as an opportunity for improvement (refer OFI15).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

#### 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. The following issues were identified as non-compliant or OFIs:

- There is no evidence that the social impact monitoring framework required by the SIMP is being used (refer to Condition D10, NC8);
- Tree protection measures were generally very good. However, a tree protection fence in close proximity to the demolition work had been damaged and required maintenance (refer to Condition D9, OFI9) but the tree itself appeared undamaged;
- Erosion and sediment control measures appeared well maintained in most places with only a couple of specific control measures observed to be in need of maintenance (refer to Condition D9, OFI9);
- A tree containing two hollows with resident fauna was removed generally in accordance with the Biodiversity Management Sub-Plan (BMSP), except that the report did not indicate that the hollows were retained and relocated (refer to Condition D9, OFI9); and
- Monitoring of the Vegetation Management Plan (VMP) was conducted. The report does not justify why the fourteen nest boxes were not located in accordance with the VMP (refer to Condition D12, OFI10).

In relation to the management of the tree hollows and nest boxes, which did not appear to be fully in accordance with the BMSP and VMP, respectively, there may be appropriate justifications but they have not been recorded in the reports by the Project Ecologist.

#### **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 with a couple of OFIs as discussed in Section 4.5, to ensure that impacts on fauna are minimised.

#### **4.8 Complaints**

Six complaints were recorded during the Audit Period. Complaints related to construction noise associated with out-of-hours utility works, damage to a residential driveway during water main replacement works, use of St Vincents Road by a construction vehicle, concerns regarding pedestrian safety and access during Council footpath upgrade works, the proposed removal of trees along River Road, and the level of detail provided in construction communications and staging updates. In response, the project team investigated and addressed noise concerns, reinforced traffic and access requirements with contractors, communicated responsibilities and project approvals to affected residents, provided information regarding pedestrian management, and committed to ongoing stakeholder engagement through project updates, newsletters and direct correspondence. Overall, actions were undertaken to investigate and respond to each complaint, with follow-up communication undertaken where required.

#### **4.9 Incidents**

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

#### **4.10 Actual Verses Predicted Environmental Impacts**

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

#### **4.11 Site Inspection**

The Auditors carried out a site inspection on 23 June 2026 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 opportunities for improvement have been identified in Table 5. Refer to Section 5.2 for recommended actions. Refer to the Independent Audit Table A (Appendix A) for full details.

**Table 5: Opportunities for Improvement**

| OFI#        | Condition ID | Opportunity for Improvement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OFI1</b> | A23          | <p>TBE assessed compliance with Condition A23 requirements in September 2024 and noted that "Section 3 of AS3959 (Construction of buildings in bushfire prone areas) contains the general requirements for the construction of buildings for all bushfire attack levels (BAL). Section 5 covers the requirements for BAL 12.5 however, it is noted that the reference to BAL 12.5 should in fact refer to BAL 19 as required by the changes to the National Construction Code (NCC) which came into effect in 2022; and the changes to the RFS Planning for Bushfire Protection 2019 which also came into effect in November 2022. This change requires that all Class 9b buildings be constructed to BAL 19 of AS3959."</p> <p>TBE reviewed the redevelopment plans (details not specified) in consultation with the architects Bickerton Masters and the landscape architects Taylor Brammer prior to issue of CC2. TBE advised TSA Riley that the "The hospital redevelopment is required to be constructed to BAL 19 by the changes to the NCC in 2022. BAL 19 is specified within Section 6 of AS3959". Therefore, TBE reviewed compliance with Sections 3 and 6 (minimum BAL 19) of AS3959 (2018), and not Section 5 (minimum BAL 12.5) of AS3959 (2018), as required in Condition A23. Overall, TBE advised that "the plans comply with Australian Standard AS3959 (2018) Construction of buildings in bushfire-prone areas".</p> <p>The TBE advice was issued to the Certifier and relied upon by the Certifier for the purpose of issuing CC2.</p> <p>The Auditors are not familiar with AS3959-2018 or the changes to the NCC and accept TBE's advice as appropriate, based on the Certifier's reliance on TBE's advice.</p> |
| <b>OFI2</b> | A33          | <p>TSA Riley have advised that the Department were notified of the non-compliances which were identified by the 2nd IEA. Documentation has been provided to confirm the 2nd IEA Independent Audit Report and corresponding Applicant's response, IEA#2RR, were submitted to the Department on 05/12/2025 and 08/12/2025, respectively, which was within 7 days of the 2nd IEA report being issued on 03/12/2025. Submission of the Applicant's response, which details the non-compliances found during the 2nd IEA, is considered to meet the notification requirement although it is noted that IEA#2RR was, on this occasion, not submitted through the major projects portal but via email. TSA Riley and Hindmarsh have advised that no other non-compliances had occurred during the Audit Period to their knowledge.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>OFI3</b> | B9           | <p>Evidence was provided that appeared to have been submitted to the Certifier ahead of issuing CC1, although the date of the TTPA document relied upon by the Certifier (28/06/2024) does not match the date of the TTPA provided to the Auditors (18/07/2024). However, no evidence has been provided to show that the Condition B9 operational access and parking arrangements were reviewed, verified and submitted to the Certifier prior to the issue of the new construction certificate for Stages 2 and 3, being CC2.</p> <p>Following factual review, TSA Riley advised that "CC2 applies to works above Level 4 and does not introduce any changes to the approved operational access &amp; parking arrangements previously assessed under CC1. Accordingly, no further assessment or certification under Condition B9 was required for the issue of CC2. Any future modification affecting access, parking or loading arrangements would be subject to separate review and approval as required under the applicable planning and certification processes." Based on the information provided, the Auditors accept that the commencement of Stages 2 and 3 did not materially change the operational access and parking arrangements and therefore, Condition B9 is considered compliant with an OFI recommendation.</p>                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>OFI4</b> | C2           | <p>HammondCare notified DPHI of the commencement of Stages 2 and 3 more than 48 hours before the scheduled commencement of 03/03/2026. The notification does not describe "the development to be carried out in that stage".</p> <p>Hindmarsh notified Council of the "Greenwich Hospital Main works... through till the completion of the senior living and health care buildings, including associated civil and external works", not mentioning stages, more than 48 hours before the scheduled commencement of 02/03/2026.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>OFI5</b> | C22          | <p>The Auditors reviewed the DMP against Condition C22 requirements and found that it does not adequately address Condition C22 requirements because, in summary, the TARP is not clearly and concisely consolidated into one location, such as a table, within the DMP and the groundwater RL and groundwater quality trigger action values are too difficult to ascertain or determine. It is</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| OFI# | Condition ID | Opportunity for Improvement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |              | <p>unclear whether a Water Access Licence (WAL) will be obtained prior to commencement or depending on the water take.</p> <p>Following factual review, TSA Riley advised that the above comments were reviewed and it was considered that all of the Condition C22 requirements had been addressed within the DMP with supporting detail (refer to the Table A in Appendix A). It was also advised that <i>"With respect to the requested consolidation of trigger levels, response actions and notification requirements into a TARP, clarification has been provided that a standalone TARP is not a WaterNSW requirement for the proposed works. The groundwater management measures are incorporated within the DMP, which was prepared to support the Water Supply Works approval process."</i></p> <p>On review of the information provided, the Auditors accept that the DMP addresses all of the requirements and therefore, Condition C22 is considered compliant. However, the Auditors note that the TARP is a requirement of the Department and based on our experience with other developments, it provides clarity for understanding the triggers and corresponding actions for the environmental consultant to act on. The groundwater levels and groundwater quality trigger levels are not explicitly stated. It also assists the Auditor to assess implementation of the DMP in accordance with D27. Therefore, an OFI is recommended to prepare a consolidated TARP, possibly as an addendum to the DMP.</p>                                    |
| OFI6 | C25          | <p>Section 7.12 of the revised CTPMSP indicates that "Parking restrictions and alternative transport options will be discussed within the site specific induction and familiarisation and included in Work Pack documents. The head contractor will monitor (and undertake enforcement where possible) to prevent workforce parking on nearby streets adjacent to the worksite."</p> <p>According to the Stage 2 Site Specific Induction, Site Rules, "Workers [are] not permitted to park onsite" and are "strongly encouraged" to use public transport because "Street parking around the project is very limited due to the surrounding residential area."</p> <p>Site personnel advised that some office-based construction personnel may park their personal vehicles on the street. The Complaints Register indicates that there have been no community complaints about construction parking during the Audit Period.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| OFI7 | C36          | <p>An Addendum to Remediation Action Plan (ADD-RAP) was revised to the satisfaction of the Site Auditor and issued on 29/10/2025, which "refined site boundaries and established the framework for staged DGI and validation works refine site boundaries and establish the framework for staged DGI and validation works".</p> <p>However, the RAP was not further reviewed and updated following the results of the DGIs and the Site Auditor was not provided with a revised RAP or a Remediation Works Plan (RWP) to assess. It is considered that the RAP should be updated following the investigations because the results may have implications for the health and safety of workers at the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| OFI8 | D4           | <p>A resident complained about a mobile crane entering the site from St Vincents Road at approximately 7:15am on 19/01/2026. Assuming the time was recorded correctly, this indicates that the site had opened prior to the approved construction hours. However, this cannot be verified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| OFI9 | D9           | <p>During the site inspection, the Auditors observed that environmental controls were generally being implemented appropriately. However, minor improvements to erosion and sediment controls were required in some locations to maintain effective sediment containment and minimise the potential for off-site migration of sediment, particularly in two locations:</p> <ul style="list-style-type: none"> <li>A haybale placed on top of a grated stormwater pit near the south-eastern corner of the site was disintegrating and required removal or replacement.</li> <li>Coir logs being used to retain mulch on the edge of River Road near Gate 2 may require replacement soon.</li> </ul> <p>Temporary fencing around a tree, which is located adjacent to the demolition works in the north-western corner of the site towards Gate 1, had been damaged, most likely by a nearby demolition excavator.</p> <p>An Arborist of Travers Bushfire &amp; Ecology (TBE) supervised the removal of one hollow-bearing <i>Eucalyptus tereticornis</i> 05/05/2026, although the tree's number is not identified. A brushtail possum and a rainbow lorikeet were found to be occupying separate hollows during the removal and appropriate fauna management and relocation procedures were followed under the direct supervision of a qualified fauna ecologist. There is no evidence that the tree hollows with fauna recorded residing within were dismantled for relocation within the site in accordance with the Biodiversity Management Sub-Plan (BMSP).</p> |

| OFI#         | Condition ID | Opportunity for Improvement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OFI10</b> | D12          | <p>Monitoring of compliance with the VMP by TBE indicated that the fourteen required nest boxes were not all installed within the south-western (SW) corner of the site (west of the pool) in accordance with the VMP Schedule 1 figure. No justification is provided for why the nest boxes were not all installed in accordance with the VMP.</p> <p>Also, refer to OFI9 in relation to management of tree hollows with resident fauna.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>OFI11</b> | D13          | <p>Hindmarsh advised that no on-street work zones were approved during the Audit Period.</p> <p>Two construction trucks were observed parked on St Vincents Road during the site visit. However, it could not be determined if they were related to the Greenwich Hospital Redevelopment or the construction work being carried out at 22 or 24 St Vincents Road, where a crane was observed to be operating. No trucks were observed queuing or waiting on the streets to enter the site. Only the River Road Gate 1 entrance was in use with a traffic controller present at the gate.</p> <p>Also refer to OFI6 in relation to office-based workers parking personal vehicles in the streets surrounding the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>OFI12</b> | D25          | <p>During the site inspection, as discussed in the findings for Condition D9, the Auditors identified opportunities for minor improvements to erosion and sediment controls in some locations to ensure ongoing effectiveness.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>OFI13</b> | D30          | <p>Hindmarsh have advised emergency awareness training is provided through the induction training. The induction training addresses emergency procedures but does not include a site layout map that shows the location(s) of the assembly points and evacuation routes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>OFI14</b> | D31          | <p>Site personnel advised that there had been no unexpected finds of Aboriginal heritage during the Audit Period. Therefore, Condition D31 was not triggered.</p> <p>The Site Specific Induction includes an Unexpected Finds Protocol – Aboriginal Heritage but it does not refer to the Condition D31(c) requirement to register the site in AHIMS or the Condition D31(e) requirement to only recommence work with the written approval of the Planning Secretary.</p> <p>Section 5.5 of the ACHMP contains an 'Unexpected Finds Protocol to Protect Aboriginal Heritage' but it does not meet Condition D31(c) or (e) requirements.</p> <p>CEMP Rev E and CMP Rev A do not include an Unexpected Finds Protocol – Aboriginal Heritage. Whilst Condition D31 does not specifically require that an Unexpected Finds Protocol – Aboriginal Heritage be prepared, it is considered standard practice for a CEMP to include such a protocol so that in the event of such a find, site management will know what to do in order to comply with this condition. Such a protocol would typically be in the form of a flowchart, similar to the one presented in Appendix E of the RAP for unexpected finds of contamination. The Site Specific Induction training would not necessarily contain the same level of detail, as considered appropriate.</p> <p>It may be appropriate to prepare a single Unexpected Finds Protocol (UFP) that addresses all of the requirements of Conditions D31 to D33 for unexpected finds (UFs) of Aboriginal Heritage, Historic Heritage and Burials. The absence of a detailed UFP for site management represents a risk of non-compliance if the requirements are not met in the event of an UF.</p> |
| <b>OFI15</b> | D32          | <p>Site personnel advised that there had been no unexpected finds of historic heritage during the Audit Period. Therefore, Condition D32 was not triggered.</p> <p>The Site Specific Induction addresses 'Unexpected Finds – European Heritage' but it does not address the requirement to notify Heritage NSW and the Planning Secretary, to consult Heritage NSW or to only recommence work with the written approval of the Planning Secretary.</p> <p>CEMP Rev E and CMP Rev A do not include an Unexpected Finds Protocol – Historic Heritage, although Section 9.9 indicates that one may be available in a relevant report on Aconex.</p> <p>Whilst Condition D32 does not specifically require that an Unexpected Finds Protocol – Historic Heritage be prepared, it is considered standard practice for a CEMP to include such a protocol so that in the event of such a find, site management will know what to do in order to comply with this condition. As discussed in the findings for Condition D31, a detailed UFP is an administrative control to reduce the risk of non-compliance if the requirements are not met in the event of an UF.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>OFI16</b> | D33          | <p>Site personnel advised that there had been no unexpected finds of a burial or skeletal remains during the Audit Period. Therefore, Condition D33 was not triggered.</p> <p>The 'Unexpected Finds – European Heritage' contained in the Site Specific Induction mentions the potential for buried "relics, including remains". Similarly,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| OFI#  | Condition ID | Opportunity for Improvement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       |              | <p>the Unexpected Finds Protocol – Aboriginal Heritage ask workers to look out for “bones or human remains”. Neither protocol addresses the requirements to notify NSW Police and Heritage NSW, consult Heritage NSW and to only recommence work with the written approval of the Planning Secretary.</p> <p>Section 5.6 of the ACHMP contains a ‘Protocol – Discovery of Human Remains’ but it does not meet Condition D33(a), (c) or (d) requirements.</p> <p>The CEMP Rev E and CMP Rev A do not include an Unexpected Finds Protocol – Burials, although Section 9.9 of CMP Rev A indicates that one may be available in a relevant report on Aconex.</p> <p>Whilst Condition D33 does not specifically require that an Unexpected Finds Protocol – Burials be prepared, it is considered best practice for a CEMP to include such a protocol so that in the event of such a find, site management will know what to do in order to comply with this condition. As discussed in the findings for Condition D31, a detailed UFP is an administrative control to reduce the risk of non-compliance if the requirements are not met in the event of an unexpected find.</p> |
| OFI17 | D36          | <p>The CWMSR refers to management of demolition concrete waste and construction concrete (excess) waste, which are required to be “Separated on site and crushed for use in pavement and/or temporary access road construction”, but it does not refer to rinse water from concrete construction activities. Given that concrete construction has not yet commenced, it is considered unlikely that concrete rinse water would have been generated during the Audit Period. The Auditors did not observe evidence of concrete rinse water being disposed of on-site or impacting a watercourse.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| OFI18 | D39          | <p>JHA issued a Certificate of Design Electrical Services to the Certifier for CC2 that certifies that the design for electrical services is in accordance with AS 4282 Control of the obtrusive effects of outdoor lighting. However, it does not address best practice lighting design requirements identified in the National Light Pollution Guidelines for Wildlife (DCCEE, 2023).</p> <p>Following factual review, TSA Riley provided correspondence from JHA that advised that the “external lighting design provided by JHA under the previous design package was developed with consideration of the Best Practice Lighting Design principles identified in Appendix A of the National Light Pollution Guidelines for Wildlife (DCCEE, 2023)” and reiterated the lighting design principles. JHA also advised that “PRO Electrical [were] currently finalising the design under the D&amp;C arrangement. Accordingly, confirmation of compliance with Condition D39 for the final D&amp;C design will be provided by PRO Electrical upon completion of the design”.</p>                                                                                             |

#### 4.14 Key Strengths

The Auditors consider management of the current stages of development by HammondCare, TSA Riley and Hindmarsh to be of a generally high standard in relation to site management, environmental performance and documents/records management. This is evidenced by the minimal number of complaints. Although opportunities for improvement have been identified, the Auditors consider that tree protection measures and erosion and sediment control measures were being well maintained. Monitoring of the vegetation, tree removal work and bushfire protection measures are also considered to be a strength.

## 5. RECOMMENDATIONS AND OPPORTUNITIES FOR IMPROVEMENT

### 5.1 Recommendations in Relation to Non-compliant Findings

The recommendations for nine non-compliant findings are presented in Table 6.

**Table 6: Recommendations for Non-compliant Findings**

| NC# | Condition ID | Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NC1 | A10          | Obtain the Planning Secretary's approval of a change in staging, as presented in a revised Staging Report, prior to commencing the subject stage of construction or operation.                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| NC2 | A24          | Engage a suitably qualified person to assess the project's compliance with Condition A24(d).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| NC3 | A29          | Update the project website to include: <ul style="list-style-type: none"> <li>All current statutory approvals, including approved modifications;</li> <li>Updated Approved Plans;</li> <li>A comprehensive summary of monitoring results;</li> <li>Other matters required by the Planning Secretary, including: <ul style="list-style-type: none"> <li>Flood Management and Mitigation Evidence (Condition B5)</li> <li>Approved updated Landscaping Plans (Condition B13)</li> <li>Approved Alternative Ecologically Sustainable Development (ESD) Certification Process (Condition C11).</li> </ul> </li> </ul> |
| NC4 | B10          | Submit evidence to the Certifier that Condition B10 requirements have been met and obtain the Certifier's approval of the evidence.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| NC5 | A8 & B18     | Obtain a more detailed Certificate of Compliance that specifically addresses each of the Condition B18 requirements, addresses how and when NSW Police were consulted on the final CPTED measures and lists, if not attaches, the relevant architectural and landscape plans, as well as electrical service plans, that show the final CPTED measures.                                                                                                                                                                                                                                                            |
| NC6 | C36          | Ensure that the site investigation reports are prepared or reviewed by a certified CEnvP(SC) or CPSS CSAM consultant each time that a report is issued.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| NC7 | D5           | Review and improve procedures for carrying out OOHs and obtaining approvals. Ensure that OOHs is only carried out that either meets Condition D5(a) to (d) criteria or the Planning Secretary has approved it.                                                                                                                                                                                                                                                                                                                                                                                                    |
| NC8 | D10          | Carry out the required monitoring using Table 4 from the SIMP and retain the quarterly monitoring records and records of additional mitigation measures that were implemented.                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### 5.2 Recommendations in Relation to Opportunities for Improvement

Eighteen recommendations for opportunities for improvement are presented in Table 7.

**Table 7: Recommendations for Opportunities for Improvement**

| OFI# | Condition ID | Recommendation                                                                                                                                                                                                                                                               |
|------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OFI1 | A23          | Consult the Department to confirm that TBE's approach to assessment of compliance with Sections 3 and 6 (minimum BAL 19) of AS3959 (2018), and not Section 5 (minimum BAL 12.5) of AS3959 (2018), is acceptable to the Department.                                           |
| OFI2 | A33          | Submit notifications of non-compliances through the major projects portal. It is also recommended that the submission of the Applicant's response note that the submission meets the requirement of Condition A33, in addition to Conditions A36, D46 and D47.               |
| OFI3 | B9           | Ensure that operational access and parking arrangements for are reviewed and approval obtained from the Certifier to show that Condition B9 requirements are met prior to commencement of future stages of construction, even if it is to confirm that there are no changes. |
| OFI4 | C2           | Briefly describe the development that will be carried out for Stage 4 in the next notification of commencement.                                                                                                                                                              |

| OFI#  | Condition ID | Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OFI5  | C22          | Prepare a consolidated TARP addendum or update the DMP itself to more explicitly state the trigger levels, including but not limited to, groundwater RLs (with actual RLs), groundwater quality and water take.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| OFI6  | C25          | Improve CTPMSP implementation so that construction workers, including office-based workers, are either provided with on-site parking or further encouraged to use other transport options.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| OFI7  | C36          | Consider progressively updating the RAP each time a site investigation report is issued to ensure that it is kept up to date and certainly prior to commencement of construction involving ground disturbance (excluding demolition).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| OFI8  | D4           | Improve controls to ensure that construction vehicles do not arrive outside approved construction hours.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| OFI9  | D9           | <ol style="list-style-type: none"> <li>1. Monitor and maintain erosion and sediment controls throughout the construction site to ensure they remain effective and appropriately configured for site conditions.</li> <li>2. Install and maintain additional protection measures around the tree located adjacent to the demolition works area towards Gate 1 in accordance with the approved management plans and arboricultural requirements to minimise the risk of damage during demolition and construction activities.</li> <li>3. Ensure that hollows with resident fauna are retained and relocated appropriately and the details documented in the appropriate report. If a hollow with resident fauna is not retained and relocated, the Project Ecologist must provide and record a justification.</li> </ol> |
| OFI10 | D12          | Obtain an explanation and justification from the Project Ecologist for why the nest boxes were not installed at the locations indicated in the VMP. Review and revise the VMP so that it shows the installed nest box locations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| OFI11 | D13          | Consider improving the monitoring of St Vincents Rd to check that site construction vehicles are not parking there.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| OFI12 | D25          | Monitor and maintain erosion and sediment controls across the site to ensure they remain effective and appropriately configured for prevailing site conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| OFI13 | D30          | Review and revise the Site Specific Induction to include a site layout map that shows the Assembly Point(s), including for asbestos workers as appropriate, and evacuation routes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| OFI14 | D31          | Prepare an Unexpected Finds Protocol – Aboriginal Heritage, so that it clearly identifies all of the Condition D31 requirements, including to register the site in AHIMS, consult the Aboriginal community representatives and Heritage NSW (in addition to the Excavation Director) and only recommence work with the written approval of the Planning Secretary. Alternatively, prepare a single UFP that addresses all of the requirements of Conditions D31, D32 and D33. Attach the UFP to the CEMP.                                                                                                                                                                                                                                                                                                               |
| OFI15 | D32          | Prepare an Unexpected Finds Protocol – Historic (or European) Heritage, so that it clearly identifies all of the Condition D32 requirements, including to notify Heritage NSW and the Planning Secretary, consult Heritage NSW (in addition to the Excavation Director) and only recommence work with the written approval of the Planning Secretary. Alternatively, prepare a single UFP that addresses all of the requirements of Conditions D31, D32 and D33. Attach the UFP to the CEMP.                                                                                                                                                                                                                                                                                                                            |
| OFI16 | D33          | Prepare an Unexpected Finds Protocol – Burials, so that it clearly identifies all of the Condition D33 requirements, including to notify NSW Police and Heritage NSW, consult Heritage NSW (in addition to the Excavation Director) and only recommence work with the written approval of the Planning Secretary. Alternatively, prepare a single UFP that addresses all of the requirements of Conditions D31, D32 and D33. Attach the UFP to the CEMP.                                                                                                                                                                                                                                                                                                                                                                |
| OFI17 | D36          | Consider updating the CEMP and/or CWMSP to address the management of liquid concrete and concrete rinse water to ensure that it is not discharged to ground or allowed to enter a stormwater drain or watercourse.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| OFI18 | D39          | Obtain certification that the final design for external lighting will meet best practice lighting design identified in the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023) in accordance with Condition D39 requirements for relevant areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

## 6. CONCLUSIONS

The Auditors consider management of the current stages of development by HammondCare, TSA Riley and Hindmarsh to be of a generally high standard in relation to site management, environmental performance and documents/records management. This is evidenced by the minimal number of complaints. Although opportunities for improvement have been identified, the Auditors consider that tree protection measures and erosion and sediment control measures were being well maintained. Monitoring of the vegetation, tree removal work and bushfire protection measures are also considered to be a strength.

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

**APPENDIX A**  
**INDEPENDENT AUDIT TABLE**

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                           |                   |      |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| 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 feasible measures are being implemented to prevent or minimise material harm to the environment.                                                                                                                                                | Compliant         |      |
| A2 (Mod-1 & Mod-3)                                                                 | <p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally in accordance with the EIS, Response to Submissions and responses to RFIs;</p> <p>(d) generally in accordance with SSD-13619238-Mod-1 and SSD-13619238-Mod-3; and</p> <p>(e) in accordance with the approved plans in the table (refer to table in SSD)</p> | <ul style="list-style-type: none"> <li>Site visit on 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Development Consent, Greenwich Hospital Redevelopment - Detailed Design, 28/03/2024 (<b>SSD-13619238</b>)</li> <li>Modification of Development Consent, Greenwich Hospital Redevelopment - minor design changes, 23/06/2025 (<b>SSD-13619238-Mod-1</b>)</li> <li>Modification of Development Consent, Greenwich Hospital Redevelopment - removal and replacement on one exotic tree,</li> </ul> | The development is being carried out generally in accordance with the requirements of SSD 13619238 and approved plans, with the exception of seventeen (17) non-compliances as outlined in this table. On this basis, the Auditors consider that overall, this Condition to be compliant. | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                               |                                                                                            |                   |      |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------|------|
| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | EVIDENCE COLLECTED                                                                                                                                            | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                             | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 06/03/2026 (SSD-13619238-Mod-3)                                                                                                                               |                                                                                            |                   |      |
| A3                                                                                 | The Applicant must comply with all written requirements or directions of the Planning Secretary, including in relation to:<br>(a) the environmental performance of the approved development;<br>(b) any document or correspondence in relation to the approved development;<br>(c) any notification given to the Planning Secretary under the terms of this approval;<br>(d) any audit of the construction or operation of the approved development;<br>(e) the terms of this consent and compliance with the terms of this consent (including anything required to be done under this consent);<br>(f) the carrying out of any additional monitoring or mitigation measures; and<br>(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. | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>SSD 13619238</li> </ul>                                  | The Planning Secretary has not made any written directions during the Audit Period.        | Not triggered     |      |
| 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 23/06/2026</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 (1<sup>st</sup> IEA)</li> </ul> | Assessed as not triggered in the prior audit period. Not applicable for this Audit Period. | Not triggered     |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |              |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                         | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | COMPLIANCE STATUS | NC #         |
| <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 23/06/2026</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 23/06/2026</li> <li>TSA Riley, Lane Cove Council and DPHI Emails, Subject: HammondC are Greenwich - Notes and Actions following on site meeting 3 February 2026, from 25/02/2026 to 09/06/2026</li> </ul>                 | During the Audit Period, ongoing consultation and correspondence were undertaken between the Applicant and Lane Cove Council ( <b>Council</b> ) regarding matters associated with the Development, particularly in relation to Condition B15 requirements. It was not a dispute but TSA Riley, on behalf of the Applicant, sought assistance from the Department to through attendance at a meeting with TSA Riley and Council and in follow-up communications to meet Council's requirements for Condition B15. Refer to Condition B15 findings and recommendations for further information. | Not triggered     |              |
| <b>Evidence of Consultation</b>                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |              |
| A8                                                                                 | Where conditions of this consent require consultation with an identified party, the Applicant must:<br>(a) consult with the relevant party prior to submitting the subject document for information or approval; and<br>(b) provide details of the consultation undertaken including:<br>(i) the outcome of that consultation, matters resolved and unresolved; and<br>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Cultural Heritage Connections, Greenwich Hospital, Aboriginal Cultural Heritage Management plan, June 2023 (<b>ACHMP</b>)</li> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital</li> </ul> | <p>The Applicant is required to consult the following identified parties in relation to the specified consent condition requirements / documents:</p> <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> </ul>                                                                | Non-compliant     | Refer to NC5 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                     | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | COMPLIANCE STATUS | NC # |
|                                                                                    |             | <p>Stage 2, R1, 18/02/2026</p> <ul style="list-style-type: none"> <li>TSA Riley Email to Ramboll, RE: Greenwich Hospital Stage 1 - Department Correspondence (Conditions C4 and C28), 05/11/25</li> <li>1st IEA</li> <li>Ramboll Independent Environmental Audit 2 – SSD 13619238, Greenwich Hospital, 03/12/25 (<b>2<sup>nd</sup> IEA</b>)</li> </ul> | <ul style="list-style-type: none"> <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>CNVMSP</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 prepared in consultation with Heritage NSW</li> <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</li> </ul> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | COMPLIANCE STATUS | NC # |
|                                                                                    |             |                    | <p>area as determined in consultation with Heritage NSW</p> <ul style="list-style-type: none"> <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> <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 1<sup>st</sup> IEA assessed consultation with B12, C4, C15, C16 and C18. The 2<sup>nd</sup> IEA assessed consultation with D31 and D32.</p> <p>The Auditors understand Conditions C26, C27, C30, D33, E12, E18, E34, E47 and F17 requirements have not yet been triggered. During this Audit Period, Condition A8 was considered to be non-compliant because there is no evidence of attempted consultation with NSW</p> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                      | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                       | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                          | Police on the final CTPED measures in accordance with Condition B18. However, the NC is counted under Condition B18 to avoid duplication of recommendations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |      |
| 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, 29/08/2024 (<b>Staging Report Rev 3</b>)</li> <li>TSA Riley, Revised Staging Report, Rev 4, 14/10/2025 (<b>Staging Report Rev 4</b>)</li> <li>TSA Riley, Revised Staging Report, Rev 5, 28/01/2026 (<b>Staging Report Rev 5</b>)</li> <li>TSA Riley, Revised Staging Report, Rev 6, 20/04/2026 (<b>Staging Report Rev 6</b>)</li> </ul> | <p>The construction of the development will be staged into four stages of construction:</p> <ol style="list-style-type: none"> <li>Early Works</li> <li>Health Buildings</li> <li>Serviced Seniors Living – North and South</li> <li>Respite Care Building.</li> </ol> <p>Initially, construction of the four stages was to be carried out sequentially. However, in Staging Report Rev 4, issued on 14/10/2025, this was changed so that Stage 2 and Stage 3 would be carried out concurrently.</p> <p>Operation will also be similarly staged in four stages, as above, except that commencement of operation of Stage 2 and 3 operations will occur independently and not concurrently necessarily.</p> | 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>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> <li>Staging Report Rev 3, 29/08/2024</li> <li>Staging Report Rev 4, 14/10/2025</li> <li>Staging Report Rev 5, 28/01/2026</li> <li>Staging Report Rev 6, 20/04/2026</li> <li><a href="#">Major Projects Webpage for SSD-13619238-Mod-2</a></li> </ul>                                                                          | <p>The Staging Report Rev 3 and evidence of Department approval were reviewed by the Auditors during the 1<sup>st</sup> IEA and assessed as compliant.</p> <p>During this Audit Period, the Staging Report was revised three times with Staging Report Rev 4, Staging Report Rev 5 and Staging Report Rev 6.</p> <p>Revisions 5 and 6 of the Staging Report were submitted to the Department as part of the Modification 2 Application.</p>                                                                                                                                                                                                                                                                | Non-compliant     | NC1  |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | COMPLIANCE STATUS | NC # |
|                                                                                    |             | <ul style="list-style-type: none"> <li>HammondCare Letter to DPHI, Greenwich Hospital Detailed Design (SSD-136 19 238), Notification of Commencement of Works, 25/02/2026</li> </ul> <p>Following factual review:</p> <ul style="list-style-type: none"> <li>TSA Riley Email to Ramboll, Greenwich - Condition A10, 07/09/2026, with attached: <ul style="list-style-type: none"> <li>Colliers Email to TSA Riley, Lodged Staging Report, 03/09/2026</li> </ul> </li> <li>Telephone discussion with TSA Riley, 16/09/2026</li> </ul> | <p>Following factual review, TSA Riley advised with supporting documentation that Staging Report Rev 4 was also submitted to the Department as part of the original Modification 2 Application by Colliers on 21/11/2025.</p> <p>Based on the available information, HammondCare and TSA Riley submitted Staging Report Rev 4 and Staging Report Rev 5 to the Department in October 2025 and January 2026, respectively. HammondCare notified DPHI on 25/02/2026 of the planned commencement of Stage 2 and Stage 3 on 03/03/2026. The Staging Report was further revised in April 2026 and TSA Riley advised that a further revision of the Staging Report, Revision 7, has since been submitted and that both the Staging Report, Revision 7, and Modification 2 were recently approved by the Department, which is in the next audit period.</p> <p>Hence, the Auditors assume that the Department was aware that Stage 3 was commencing at the same time as Stage 2. However, the requirement to obtain the Department's approval of the revised staging, as presented in the revised Staging Reports, prior to commencing the subject stage of construction was not complied with, most likely as an oversight. Therefore, Condition A10 is considered non-compliant.</p> <p><b>Recommendation: Obtain the Planning Secretary's approval of a change in staging, as presented in a revised Staging Report, prior to commencing the subject stage of construction or operation.</b></p> |                   |      |

| <b>Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                    |                                                                                                                                                    |                          |             |
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| <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> |
| A11                                                                                       | Any revised Staging Report prepared in accordance with condition A10 must:<br>(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;<br>(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 out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);<br>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project;<br>(d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and<br>(e) set out mechanisms for managing any cumulative impacts arising from the proposed staging. | <ul style="list-style-type: none"> <li>Staging Report</li> <li>1<sup>st</sup> IEA</li> </ul>                                                                                                       | Assessed as compliant in the 1 <sup>st</sup> IEA. The revised Staging Report remains compliant against conditions A11 (a) – (e).                   | Compliant                |             |
| 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                |             |
| <b>Staging, Combining and Updating Strategies, Plans or Programs</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                    |                                                                                                                                                    |                          |             |
| A14                                                                                       | The Applicant may:<br>(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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> <li>Hindmarsh, Construction Environmental Management Plan (CEMP) Rev E, Draft Submission for</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, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | EVIDENCE COLLECTED                                                                                                                                                                             | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                    | COMPLIANCE STATUS | NC # |
|                                                                                    | management plan, architectural or design plan) or program);<br>(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<br>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including 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). | MOD2, 24/02/2026<br>(CEMP Rev E)                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |      |
| 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 23/06/2026</li> <li>CEMP Rev E</li> <li>bm+g, Construction Certificate, CC-26053, 18/06/2026 (CC2)</li> </ul> | During this Audit Period, the CEMP was updated. However, as the revised CEMP was not required to be approved by the Planning Secretary under this consent. The Auditors have no reason to believe that Condition A15 has not been complied with.                                                                                                                                                                                                                  | Compliant         |      |
| 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 23/06/2026</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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>Refer to Condition A15 Evidence</li> </ul>                                                                                                              | Refer to Condition A15 Findings and Recommendations.                                                                                                                                                                                                                                                                                                                                                                                                              | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | COMPLIANCE STATUS | NC # |
|                                                                                    | accordance with the condition that requires the strategy, plan, program or drawing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |      |
| <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>Under Part 6 of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</li> <li>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</li> </ul> | <ul style="list-style-type: none"> <li>BM PLUS G Pty Ltd (<b>bm+g</b>), Construction Certificate, CC-24149, 07/03/2025 (<b>CC1, 07/03/2025</b>)</li> <li>bm+g, Construction Certificate (Amended), CC-24149/A, 16/06/2026 (<b>CC1a, 16/06/2026</b>), with Document Item: <ul style="list-style-type: none"> <li>112 – Northrop Consulting Engineers Pty Ltd (Northrop), Re: Hammondcare Greenwich Hospital – Structural Certificate for CC1a, 14/05/2026</li> </ul> </li> <li>bm+g, Construction Certificate, C-26053, 18/06/2026 (<b>CC2</b>), with Document Items: <ul style="list-style-type: none"> <li>7 – van der Meer Consulting (<b>van der Meer</b>), CC 24 -</li> </ul> </li> </ul> | <p>CC1, 07/03/2025 was issued during a previous audit period. CC1a, 16/06/2026 and CC2, 18/06/2026 were issued towards the end of this Audit period. They are briefly described below.</p> <ul style="list-style-type: none"> <li>CC1, 07/03/2025: Structure up to Level 3 of the HealthCare and Senior Living Buildings and associated early works which include services infrastructure and civil works only associated with the Greenwich Hospital Redevelopment – Detailed Design, comprising the design, staged construction and operation of the hospital and integrated healthcare campus.</li> <li>CC1a, 16/06/2026: Amendments to the piling &amp; footing design.</li> <li>CC2, 18/06/2026: Remaining works associated with the Greenwich Hospital Redevelopment - Detailed Design comprising the design, staged construction and operation of the hospital and integrated healthcare campus excluding the fitout of Level 10 Health Services Tower (HST Building).</li> </ul> <p>A Structural Certificate for CC1a, 16/06/2026, issued by a Senior Structural Engineer of Northrop, certified that structural drawings pertaining “to perimeter shoring, bulk excavation and retaining walls at the top of rock cuts only” were prepared “in accordance with the relevant structural requirements of the Building Code of Australia (NCC 2022) and relevant referenced standards” and “The structural design for elements included in CC1a, 16/06/2026 complies with the relevant conditions of consent.” The</p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                          | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | COMPLIANCE STATUS | NC # |
|                                                                                    |             | <p>250514-Design-Compliance-Declaration-single-regulated-design-DCD002L-Signed, 14/05/2025</p> <ul style="list-style-type: none"> <li>6 – van der Meer, Re: Hammondcare Greenwich Redevelopment, Structural Certificate – Design CC2, 17/09/2025</li> <li>Site visit on 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> </ul> | <p>CC1a, 16/06/2026 structural drawings were issued as "NON-REGULATED ISSUE" and were signed by the Northrop Structural Engineer. During the site visit interview, one of the listed structural drawings, HST - FOUNDATION PLAN - SHEET 1, ST-HST-0251, was sighted showing that the Regulated Design Record had been completed and Structural Drawing ST-HST-0251 was Issued For Construction by Design Practitioner DEP0000414 on 27/05/2026.</p> <p>A Structural Certificate for CC2, 18/06/2026, issued by a Senior Associate of van der Meer and a Professional Engineer PRE0002052 and Design Practitioner DEP0003327, class of registration Structural Engineering, certified in relation to the Health and Senior's Living Buildings, "that the structural design for all components of the building is in accordance with accepted engineering practice and in accordance with the relevant provisions of the following:</p> <ul style="list-style-type: none"> <li>The Building Code of Australia BCA 2022 section B and fire construction requirements.</li> <li>Structural elements have been designed in accordance with the relevant standards as referenced in Schedule 4 of the BCA: [which are listed in the Structural Certificate – Design CC2] ...</li> <li>The relevant development consent in particular consent number C3."</li> </ul> <p>Also attached to CC2, 18/06/2026 and relied upon by the Certifier was a NSW Government Fair Trading Design compliance declaration - single regulated design form, completed by the above van der Meer Design Practitioner DEP0003327, class of registration Structural</p> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | EVIDENCE COLLECTED                                                                                                                                                                                                                                                             | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                | <p>Engineering, which declares that "The regulated design for which this design compliance declaration is being made complies with the requirements of the <i>Building Code of Australia</i>." The CC2, 18/06/2026 structural drawings were all Issued For Construction as Regulated Design Records by Design Practitioner DEP0003327.</p> <p>Based on CC1a, 16/06/2026 and CC2, 18/06/2026 documentation issued by the Certifier and including the above Structural Certificates relied upon by the Certifier, as well as the structural drawings observed during the site visit interview, Condition A18 is considered compliant.</p> |                   |      |
| <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 23/06/2026</li> <li>Xavier Knight Consulting Engineers, Wall System Disclosure Certificate, 15/06/2026</li> </ul>                                                                             | Documentation reviewed confirms that the external walls meet the relevant requirements. On this basis, A19 is considered compliant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Compliant         |      |
| <b>External Materials</b>                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |      |
| 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 23/06/2026</li> <li>CC2, 18/06/2026, with Document Item: <ul style="list-style-type: none"> <li>29 – Bickerton Masters Architecture Pty Ltd (Bickerton Masters) Letter</li> </ul> </li> </ul> | Documentation reviewed confirms that the external colours, materials and finishes are consistent. On this basis, A19 is considered compliant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                       | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                               | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | to BM+G, Design Certificate – External Colours, Materials and Finishes, Condition A20 – Confirmation of External Colours, Materials and Finishes, 30/10/2025                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |      |
| 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>Refer to Condition A20 Evidence</li> </ul>                                                                                                                                                                                                                                        | No changes to the external colours and/or building materials have been made. On this basis, the condition is considered not to have been triggered                                                                                                                                                                                                                                                                                                                                                           | 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> <li>2<sup>nd</sup> IEA</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Travers Bushfire &amp; Ecology (TBE) Letter to TSA Riley, Re: Compliance with DA Conditions, 11/09/2024</li> <li>Refer to Condition D12 Evidence</li> </ul> | <p>TBE assessed compliance with Condition A22 requirements in September 2024. Apart from construction of buildings to meet radiant heat exposure requirements, TBE noted that the Asset Protection Zone (<b>APZ</b>) would be managed through mowing and pruning. TBE are monitoring the management during construction as discussed in the findings for Condition D12.</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                                                                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>TBE, Bushfire Protection Assessment, 06/04/2022</li> </ul>                                                                                                                                                                                                                        | TBE assessed compliance with Condition A23 requirements in September 2024 and noted that "Section 3 of AS3959 (Construction of buildings in bushfire prone areas) contains the general                                                                                                                                                                                                                                                                                                                       | Compliant         | OFI1 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                 |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                     | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                     | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | COMPLIANCE STATUS | NC # |
|                                                                                    | Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014, as appropriate. | <ul style="list-style-type: none"> <li>TBE Letter to TSA Riley, Re: Compliance with DA conditions, 11/09/24</li> <li>CC2, 18/06/2026, with Document Items: <ul style="list-style-type: none"> <li>46: TBE Letter to TSA Riley, RE: Greenwich Hospital Redevelopment, 11/12/2025</li> </ul> </li> </ul> | <p><i>requirements for the construction of buildings for all bushfire attack levels (BAL). Section 5 covers the requirements for BAL 12.5 however, it is noted that the reference to BAL 12.5 should in fact refer to BAL 19 as required by the changes to the National Construction Code (NCC) which came into effect in 2022; and the changes to the RFS Planning for Bushfire Protection 2019 which also came into effect in November 2022. This change requires that all Class 9b buildings be constructed to BAL 19 of AS3959."</i></p> <p>TBE reviewed the redevelopment plans (details not specified) in consultation with the architects Bickerton Masters and the landscape architects Taylor Brammer prior to issue of CC2, 18/06/2026. TBE advised TSA Riley that the "The hospital redevelopment is required to be constructed to BAL 19 by the changes to the NCC in 2022. BAL 19 is specified within Section 6 of AS3959". Therefore, TBE reviewed compliance with Sections 3 and 6 (minimum BAL 19) of AS3959 (2018), and not Section 5 (minimum BAL 12.5) of AS3959 (2018), as required in Condition A23. Overall, TBE advised that "the plans comply with Australian Standard AS3959 (2018) Construction of buildings in bushfire-prone areas".</p> <p>The TBE advice was issued to the Certifier and relied upon by the Certifier for the purpose of issuing CC2, 18/06/2026.</p> <p>The Auditors are not familiar with AS3959-2018 or the changes to the NCC and accept TBE's advice as appropriate, based on the Certifier's reliance on TBE's advice. Based on the documentation provided, the Auditors consider</p> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                           | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Condition A23 to be compliant with an OFI recommendation.</p> <p><b>Recommendation: Consult the Department to confirm that TBE's approach to assessment of compliance with Sections 3 and 6 (minimum BAL 19) of AS3959 (2018), and not Section 5 (minimum BAL 12.5) of AS3959 (2018), is acceptable to the Department.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |      |
| A24                                                                                | <p>The project must comply with the relevant sections of Planning for Bush Fire Protection (2019) including, but not limited to:</p> <p>(a) Chapter 6 – Special Fire Protection Purpose Developments (where relevant);</p> <p>(b) Asset Protection Zones (APZs) and building construction (Table 6.8a);</p> <p>(c) Safe operational access for emergency services personnel (Table 6.8b); and</p> <p>(d) Water, electricity and gas (Table 6.8c).</p> | <ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>TBE Letter to TSA Riley, Re: Compliance with DA conditions, 11/09/24</li> <li>CC2, 18/06/2026, with Document Items: <ul style="list-style-type: none"> <li>47 – TBE Letter to TSA Riley, Bushfire compliance assessment of the HammondCare Greenwich Hospital Redevelopment plans, 13/11/2025</li> <li>46 – TBE Letter to TSA Riley, RE: Greenwich Hospital</li> </ul> </li> </ul> | <p>This condition was assessed as compliant during the 1<sup>st</sup> IEA.</p> <p>TBE assessed compliance with Condition A24 requirements in September 2024 and considered that <i>"development complies with Chapter 6 SFPD, APZ and building construction, and with safe operational access for emergency services personnel. ... In respect of compliance Water, electricity and gas (Table 6.8c) they need to be certified by others."</i></p> <p>TBE reviewed the redevelopment plans (details not specified) in consultation with the architects Bickerton Masters and the landscape architects Taylor Brammer prior to issue of CC2, 18/06/2026. TBE advised TSA Riley that <i>"the plans comply with ... Planning for Bushfire Protection (PBP 2019), and PBP as amended in 2022"</i>. TBE noted that <i>"Changes required to landscape design for roof top planting"</i>, which was reportedly agreed to by the landscape architects.</p> <p>TBE excluded assessment of compliance with Condition A24(d) Water, electricity and gas (Table 6.8c), as considered <i>"For others to advise"</i>. Hence, no assessment of compliance</p> | Non-compliant     | NC2  |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                    |                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                        | EVIDENCE COLLECTED                                                                                      | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                    | Redevelopment, 11/12/2025                                                                               | <p>with Condition A24(d) has been provided because an assessment by others has not been conducted.</p> <p>The TBE advice was issued to the Certifier and relied upon by the Certifier for the purpose of issuing CC2, 18/06/2026.</p> <p>Based on the documentation provided, the Auditors consider Condition A24 to be non-compliant because compliance with Condition A24(d) has not been assessed.</p> <p><b>Recommendation: Engage a suitably qualified person to assess the project's compliance with Condition A24(d).</b></p>                                                                                                                                                                                                                                                                                                                                                                            |                   |      |
| <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> <li>Refer to Condition A23 Evidence</li> </ul> | <p>Refer to the findings for Condition A23 in which TBE advised that they reviewed compliance with Sections 3 and 6 (minimum BAL 19) of AS3959 (2018), and not Section 5 (minimum BAL 12.5) of AS3959 (2018), as required in Condition A23, due to changes to the NCC in 2022. The Auditors are not familiar with AS3959-2018 or the changes to the NCC and accept TBE's advice as appropriate, based on the Certifier's reliance on TBE's advice.</p> <p>An OFI recommendation has been made for Condition A23 to confirm that TBE's approach is acceptable to the Department.</p> <p>Apart from the above difference, the Auditors have no evidence to indicate that the development is not being carried out in accordance with the guidelines, protocols, Australian Standards or policies in the form they are in as at the date of this consent. The Auditors consider Condition A25 to be compliant.</p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                              |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                             | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                          | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                               | COMPLIANCE STATUS | NC # |
| 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 23/06/2026</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 23/06/2026</li> <li>Staging Report</li> <li>JHA Services, Engineering Specification for Fire Services, Hammondcare Greenwich Hospital, 05/12/2024</li> <li>CC2, 18/06/2026, with Document Items: <ul style="list-style-type: none"> <li>FS-1 – JHA Consulting Engineers (NSW) Pty Ltd, Fire Services Design Certificate, 10/11/2025</li> </ul> </li> </ul> | The Auditors reviewed documentation to confirm that a fire sprinkler system has been incorporated into construction designs. | Compliant         |      |
| <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. | <ul style="list-style-type: none"> <li>SSD 13619238</li> </ul>                                                                                                                                                                                                                                                                                                                                                                              | Noted                                                                                                                        | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |      |
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|                                                                                    | <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 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:<br>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:<br>(i) the documents referred to in condition A2 of this consent;<br>(ii) all current statutory approvals for the development;<br>(iii) all approved strategies, plans and programs required under the conditions of this consent;<br>(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;<br>(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;<br>(vi) a summary of the current stage and progress of the development;<br>(vii) contact details to enquire about the development or to make a complaint;<br>(viii) a complaints register, updated monthly;<br>(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;<br>(x) any other matter required by the Planning Secretary; and<br>(b) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 | <ul style="list-style-type: none"> <li>HammondCare, Greenwich Hospital Development website:<br/><a href="https://www.hammond.com.au/greenwich-h-development">https://www.hammond.com.au/greenwich-h-development</a></li> <li>2<sup>nd</sup> IEA</li> </ul> | <p>The 2<sup>nd</sup> IEA found that the majority of required information and documents were publicly available except that the complaints register had not been updated monthly (viii).</p> <p>Review of the HammondCare's <a href="#">Greenwich Hospital Development</a> website indicated that the complaints register was being updated monthly.</p> <p>However, the following information and documents were missing:</p> <ul style="list-style-type: none"> <li>(a)(i) Current statutory approvals (SSD-13619238-Mod-1 and SSD-13619238-Mod-3) and the Approved plans (A2) that were updated under SSD-13619238-Mod-1 and SSD-13619238-Mod-3. A link to the Major Projects website is provided but it is considered that the statutory approvals and Approved Plans should be listed and provided on the development's website directly.</li> <li>(a)(ii) SSD-13619238-Mod-1 and SSD-13619238-Mod-3 (as above).</li> <li>(a)(v) A comprehensive summary of the monitoring results of the development, including but not limited to noise monitoring.</li> <li>(a)(x) Other matters required by the Secretary, in letters of approval, including:</li> </ul> | Non-compliant     | NC3  |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                        |                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                            | EVIDENCE COLLECTED                                                                                                                | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | COMPLIANCE STATUS | NC # |
|                                                                                    | months after the commencement of operations of each of the respective stages (where relevant).                                                                                                                                                         |                                                                                                                                   | <ul style="list-style-type: none"> <li>Flood Management and Mitigation Evidence (Condition B5)</li> <li>Approved updated Landscaping Plans (Condition B13)</li> <li>Approved Alternative Ecologically Sustainable Development (ESD) Certification Process (Condition C11).</li> </ul> <p>On the basis of the above, the Auditors consider Condition A29 is non-compliant.</p> <p><b>Recommendation: Update the project website to include:</b></p> <ol style="list-style-type: none"> <li>All current statutory approvals, including approved modifications;</li> <li>Updated Approved Plans;</li> <li>A comprehensive summary of monitoring results;</li> <li>Other matters required by the Planning Secretary, including: <ul style="list-style-type: none"> <li>Flood Management and Mitigation Evidence (Condition B5)</li> <li>Approved updated Landscaping Plans (Condition B13)</li> <li>Approved Alternative Ecologically Sustainable Development (ESD) Certification Process (Condition C11).</li> </ul> </li> </ol> |                   |      |
| <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 consent relevant to activities they carry out in respect of the development. | <ul style="list-style-type: none"> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 2, R1, 18/02/2026</li> </ul> | Employees and contractors (and their sub-contractors) undertake online inductions. A review of the induction confirms subcontractors are made aware of and instructed to comply with consent conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                              | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                        | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                          | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> </ul>                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |      |
| <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 23/06/2026</li> <li>HammondCare Greenwich Stage 1 Construction Incident Register, 09/07/26</li> </ul>                                                                                                                                                                                                                                    | TSA Riley has provided a Construction Complaints Register which also records incidents. TSA Riley and Hindmarsh advised that no incidents have occurred during this Audit Period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Not triggered     |      |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Not triggered     |      |
| <b>Non-Compliance Notification</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 23/06/2026</li> <li>HammondCare Greenwich Stage 1 Construction Non-compliance Register, 09/07/26</li> <li>2<sup>nd</sup> IEA</li> <li>TSA Riley, Independent Environmental Audit (IEA #2) – Proponent Review &amp; Response, 04/12/2025 (<b>IEA#2RR</b>)</li> <li>TSA Riley and DPHI Emails, RE: Greenwich Hospital IEA (SSD-</li> </ul> | <p>TSA Riley advised that the Department was notified of the non-compliances which were identified by the 2<sup>nd</sup> IEA. Documentation has been provided to confirm the 2<sup>nd</sup> IEA Independent Audit Report and corresponding Applicant's response, IEA#2RR, were submitted to the Department on 05/12/2025 and 08/12/2025, respectively, which was within 7 days of the 2<sup>nd</sup> IEA report being issued on 03/12/2025. Submission of the Applicant's response, which details the non-compliances found during the 2<sup>nd</sup> IEA, is considered to meet the notification requirement although it is noted that IEA#2RR was, on this occasion, not submitted through the major projects portal but via email.</p> <p>TSA Riley and Hindmarsh have advised that no other non-compliances had occurred during the Audit Period to their knowledge.</p> | Compliant         | OFI2 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                       | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 13619238) - Second IEA Submission and Review, 8/12/2025<br>• Post Approval SSD-13619238-PA-24, 5/12/2025                                                                                                                                                                                                                 | The Auditors consider Condition A33 to be compliant with an OFI recommendation.<br><br><b>Recommendation: Submit notifications of non-compliances through the major projects portal. It is also recommended that the submission of the Applicant's response note that the submission meets the requirement of Condition A33, in addition to Conditions A36, D46 and D47.</b>                                                                                                                                                                                                                                                        |                   |      |
| A34                                                                                | The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.                                                                                                                                                                                                                                                                               | • Refer to Condition A33 Evidence                                                                                                                                                                                                                                                                                        | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | • Refer to Condition A33 Evidence                                                                                                                                                                                                                                                                                        | No non-compliances have been notified as incidents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Not triggered     |      |
| Revision of Strategies, Plans and Programs                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |      |
| A36                                                                                | Within three months of:<br>(a) the submission of an incident report under condition A32;<br>(b) the submission of an Independent Audit under condition D47;<br>(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<br>(d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out. | • Interview with TSA Riley and Hindmarsh on 23/06/2026<br>• TSA Riley and DPHI Emails, RE: Greenwich Hospital IEA (SSD-13619238) - Second IEA Submission and Review, 08/12/2025<br>• TSA Riley Email to BM+G, Greenwich Hospital – Consent Condition reports / updates, 26/09/25<br>• TSA Riley Email to BM+G, RE: MOD 3 | During this Audit Period, TSA Riley and Hindmarsh advised that Condition A36(b) was triggered. It was noted that Mod 3 was made under section 4.55(1) of the EP&A Act therefore notification is not required.<br><br>Correspondence has been provided to confirm the Department was notified in writing of a review following submission of the 2 <sup>nd</sup> IEA. Following factual review, HammondCare provided correspondence to show that the Certifier was notified in writing of a review following submission of the 2 <sup>nd</sup> IEA.<br><br>Based on the information provided, Condition A36 is considered compliant. | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                      |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                           | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                       | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Approved, 23/06/2026</p> <p>Following factual review:</p> <ul style="list-style-type: none"> <li>HammondCare Email, FW: Greenwich Stage 1 - IEA #2 - Notification to Certifier Condition D46(b) and D47, 07/09/2026, with attached: <ul style="list-style-type: none"> <li>IEA#2RR</li> </ul> </li> </ul> |                                                                                                                                                                                                                                      |                   |      |
| A37                                                                                | <p>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.</p> <p><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></p> | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</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>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> </ul>                                                                                                                                                                                                       | TSA Riley advised seniors housing will not be used for hospital purposes. Should any future use of the premises for hospital purposes be proposed, separate approval(s) will be obtained from the relevant authority where required. | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | COMPLIANCE STATUS | NC # |
| <b>PART B PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |      |
| <b>Design Amendments</b>                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |      |
| B1                                                                                 | <p>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:</p> <p>(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</p> <p>(b) incorporation of recommendations in the Accessibility Design Review Report, prepared by ABE Consulting, dated 11 August 2022.</p> | <ul style="list-style-type: none"> <li>2<sup>nd</sup> IEA</li> <li>TSA Riley Email to Ramboll, RE: SD-13619238 Greenwich Hospital Redevelopment Additional Document Request, 16/05/25</li> <li>BM+G Email to TSA Riley, RE: Greenwich Hospital Redev (Hcare) – IEA docs, 16/05/25</li> <li>CC2, 18/06/2026, with Document Items: <ul style="list-style-type: none"> <li>28 – Bickerton Masters Letter to bm+g, Design Certificate – Slip Resistance Statement &amp; Schedule, Condition CC71 – Schedule of Slip Resistance, CC2, 03/11/2025</li> <li>66 – ABE Consulting Pty Ltd (<b>ABE</b>), Accessibility Design Review</li> </ul> </li> </ul> | <p>The Auditors note that <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> was repealed by section 10(2)(a) of the <i>State Environmental Planning Policy (Housing) 2021</i> with effect from 26/11/2021. The Auditors assume that compliance with the Schedule 3 Standards, as they relate to “accessibility and useability for hostels and self-contained dwellings”, is still required.</p> <p>ABE conducted prepared an Accessibility Design Review Report that included review of the design to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 Schedule 3 Standards in accordance with Condition B1 in Section 3 of the report. ABE confirmed “that at the Construction Certificate 2 stage of design, the development achieves spatial/configurational compliance with the forementioned provisions”, one of those provisions being Condition B1. The ABE report did not review slip-resistance classification(s) for floor surface finishes / materials and recommended that surface finish advice be sought from an independent specialist slip safety consultant.</p> <p>Bickerton Masters confirmed that the “architectural documentation submitted for [CC2 included] a schedule of all unique floor finishes proposed throughout the building, along with the specified slip resistance ratings in accordance with AS 4586 and relevant NCC Volume One requirements”, and “All finishes [had] been selected to meet the performance requirements for their respective locations, with consideration</p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Report, 28/11/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                | given to pedestrian safety and maintenance." Whilst the schedule does not specify the locations and therefore, does not explicitly confirm that bathrooms, balconies, external paved areas and laundries have slip-resistant floors/surfaces, it is considered that there is evidence that slip-resistance has been considered in the design documentation, which was submitted to the Certifier prior to the issue of CC2, 18/06/2026. Condition B1 is considered compliant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |      |
| External Walls and Cladding                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |      |
| B2                                                                                 | Prior to the issue of the relevant construction certificate, the Applicant must submit to the satisfaction of the Certifier documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the NCC. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it. | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>CC2, 18/06/2026, with Document Items: <ul style="list-style-type: none"> <li>50 – Xavier Knight Pty Ltd (Xavier Knight), Façade Compliance Certificate, Design And Construction of Façade Elements, 15/06/2026</li> <li>51 – Xavier Knight, Fair Trading, Design compliance declaration – single regulated design, Façade, 15/06/2026</li> </ul> </li> </ul> | <p>TSA Riley advised that compliance with Condition B2 has been addressed in CC2, 18/06/2026.</p> <p>The Certifier relied upon a Façade Compliance Certificate and Design compliance declaration prepared by Xavier Knight. The Façade Compliance Certificate indicates that Xavier Knight certified that the structural design and weatherproofing design of the façade components met relevant requirements of the "Building Code of Australia (NCC 2022 Vol. 1 Amendment 2)" amongst other requirements of the BCA and Australian Standards. Xavier Knight listed the façade elements and stated that their "designs have coordinated and integrated the relevant design inputs of the following consultant reports/designs. Fire Engineering Report <i>Fire Engineering report 22054-FER-R01</i>, date: 19/02/2026, Issue 4, issued by Ben Hamilton – Director of Innova Services Australia." Based on the listed façade elements, they appear to comprise non-combustible materials. However, the Façade Compliance Certificate does not explicitly state this and the referenced Fire Engineering Report does not discuss the combustibility of the façade, only the fire-</p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | COMPLIANCE STATUS | NC # |
|                                                                                    |             | <ul style="list-style-type: none"> <li>PS-1 – Innova Services Australia Pty Ltd, Fire Engineering Report, 22054-FER-R01, Issue 04, 19/02/2026</li> <li>TSA Riley Email to Ramboll, forwarding HammondCare and Colliers Emails, Subject: Greenwich   SSD-13619238 Condition B2 External Walls and Cladding Submission, 23-24/06/2026</li> </ul> <p>Following factual review:</p> <ul style="list-style-type: none"> <li>Xavier Knight Consulting Engineers, External Wall System Disclosure Statement (Design), External Wall Components (Type B Construction), Façade, 15/06/2026</li> <li>HammondCare, Colliers, TSA Riley and bm+g emails, FW: SSD-13619238 Condition B2 External Walls and Cladding</li> </ul> | <p>resisting construction of specific areas (e.g. skylight / foyer void, electrical rooms) for fire separation purposes.</p> <p>Condition B2 is considered non-compliant because the documentation provided does not adequately certify 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” with respect to being non-combustible, as opposed to meeting NCC structural and weatherproofing requirements.</p> <p>The Façade Compliance Certificate and Design compliance declaration were issued on 15/06/2026, as referenced on CC2, 18/06/2026 determined by the Certifier on 18/06/2026. A copy of the documentation was provided to the Planning Secretary on 24/06/2026 within the required timeframe, assuming the CC2, 18/06/2026 determination date was the date that the Certifier accepted the documentation.</p> <p>Following factual review, TSA Riley provided a Xavier Knight External Wall System Disclosure Statement (Design), External Wall Components (Type B Construction), which stated that Xavier Knight had “<i>undertaken reasonable investigations (subject to the assumptions that would reasonably and ordinarily be expected of a skilled and experienced professional consultant engaged in a project of this nature) to ascertain that these systems and components comply with the non-combustibility requirements of Clause C2D10 &amp; C2D14 of the BCA, such as reviewing product technical information, fire test reports, code mark certificates, fire-engineer’s reports</i>”</p> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                            | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                     | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                        | <p>Submission, 23-24/06/2026</p> <ul style="list-style-type: none"> <li>DPHI email to Colliers, Greenwich Hospital Redevelopment - Detailed Design - Post Approval Document Received - (SSD-13619238-PA-33), 24/06/2026, with attached: Post Approval Form_20260624072 336.pdf</li> </ul>                                                                              | <p>and external consultant advice." A table detailing the external cladding materials was attached to the wall system disclosure certificate.</p> <p>Correspondence was also provided to show that a copy of the documentation given to the Certifier was submitted to the Planning Secretary within seven days after the Certifier accepted it, taken to be the issue of CC2, 18/06/2026.</p> <p>Based on the information provided, Condition B2 is considered compliant.</p>                                                                     |                   |      |
| <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>CC2, 18/06/2026, with Document Item: <ul style="list-style-type: none"> <li>30 – JHA Consulting Engineers (NSW) Pty Ltd (JHA), BASIX Certificate, Multi Dwelling, Certificate number: 1378162M_03, 13/10/2025</li> <li>31 – Bickerton Masters, Architectural Drawings Referencing, BASIX Certificate No.</li> </ul> </li> </ul> | A BASIX Certificate No. 1378162M was revised and re-issued by Assessor Number 20647 on 13/10/2025, which was provided to the Certifier prior to the issue of CC2, 18/06/2026. A selection of 173 architectural drawings were stamped by the BASIX Certificate Assessor with reference to NatHERS certificate 0009098560 and, on the first drawing AR-SW-0120 only, BASIX Certificate number: 1378162M_03. It is noted that the BASIX Certificate number: 1378162M_03 was not accompanied by the NatHERS certificate 0009098560 in CC2, 18/06/2026. | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 138162M_03, 29/09/2025, stamped by JHA on 13/10/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |      |
| <b>Stormwater Management System</b>                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |      |
| B4                                                                                 | <p>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:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS;</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(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.</p> | <ul style="list-style-type: none"> <li>CC1a, 16/06/2026, with attached: <ul style="list-style-type: none"> <li>114 – CC10 - Civil Design Statement.pdf, Northrop Letter to Hindmarsh, Re: HammondCare Greenwich Hospital – Civil Certificate for CC1a, 06/05/2026</li> <li>115 – CC10 - Civil Drawings.pdf</li> </ul> </li> <li>CC2, 18/06/2026, with attached: <ul style="list-style-type: none"> <li>09. CC 32 - 20251014 - SY202-149 - CIVIL DESIGN STATEMENT - CC2.pdf, van der Meer Letter to TSA Riley, Re: Greenwich Hospital Redevelopment , 97-115 River Road,</li> </ul> </li> </ul> | <p>The CC2 Civil Certificate – Design issued by van der Meer on 14/10/2025, certifies that the civil design, as documented in a transmittal sheet attached to the certificate, is generally in accordance with all of the specified requirements of Condition B4. The CC2 Civil Certificate – Design and associated Civil Drawings were issued by Design Practitioner DEP0002195 on 14/10/2025.</p> <p>A Civil Certificate was issued for CC1a, 16/06/2026 pertaining to bulk excavation by Northrop on 06/05/2026 with reference to “Cut to Fill Earthworks” Civil Drawing. They do not appear to relate to the stormwater management system and the Civil Certificate does not refer to any of the Condition B4 requirements.</p> <p>The Civil Drawings were issued to the Certifier and relied upon by the Certifier for the purpose of issuing CC1a, 16/06/2026 and CC2, 18/06/2026, which was prior to the issue of CC1a, 16/06/2026 and CC2, 18/06/2026, respectively.</p> <p>Based on the documentation provided, the Auditors consider Condition B4 to be compliant.</p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                   | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                             | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Greenwich NSW 2065, CC2 Civil Certificate- Design, 14/10/2025</p> <ul style="list-style-type: none"> <li>08. CC33 34 - Civil DCD Drawings and spec.pdf</li> </ul>                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |      |
| <b>Flood Management and Mitigation</b>                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |      |
| 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</p> | <ul style="list-style-type: none"> <li>Staging Report</li> <li>van der Meer Email to TSA Riley, RE: Greenwich Hospital Detailed Design - B5 Flood Management &amp; Mitigation SSD-13619238-PA-5 - Request for Additional Information, 11/10/2024</li> <li>DPHI Letter to HammondCare, Subject: Greenwich Hospital Redevelopment (SSD-13619238), Flood Management and Mitigation, Condition B5, 09/10/2024</li> </ul> | <p>Flood management and mitigation evidence was submitted to the Planning Secretary. The Planning Secretary approved the evidence on 09/10/2024, prior to the issue of CC1a, 16/06/2026 and CC2, 18/06/2026.</p> <p>It was noted that the Planning Secretary required HammondCare to "make the approved flood management and mitigation evidence available for public access on the project website as per condition A29", which was not done. Refer to Condition A29 recommendations.</p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                 | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                             | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | COMPLIANCE STATUS | NC # |
|                                                                                    | 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.                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |      |
| <b>Operational Noise – Design of Mechanical Plant and Equipment</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |      |
| B6                                                                                 | Prior to the issue of any construction certificate for each relevant construction stage, the Applicant must submit evidence to the satisfaction of the Certifier that the noise mitigation recommendations in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 have been incorporated into the design.                                            | <ul style="list-style-type: none"> <li>Staging Report</li> <li>1<sup>st</sup> IEA</li> <li>CC1a, 16/06/2026</li> <li>CC2, 18/06/2026, with attached: <ul style="list-style-type: none"> <li>25. B6 - 20251211RFA_R1_CC_Acoustic_Design_Certificate.pdf, Acoustic Logic Letter to TSA Riley, Greenwich Hospital Redevelopment - CC Acoustic Design Certificate, 31/10/25</li> </ul> </li> </ul> | <p>The Auditors reviewed Acoustic Logic's Acoustic Design Certificate for CC2, 18/06/2026, which confirms that Acoustic Logic reviewed the CC2, 18/06/2026 architectural drawings and mechanical services drawings and verified that acoustic mitigation measures had been incorporated into the design.</p> <p>The Auditors also noted acoustic design requirements incorporated within the mechanical services specifications and supporting Construction Certificate documentation.</p> <p>The Acoustic Design Certificate was issued to the Certifier prior to commencement of Stages 2 and 3 of construction and it was relied upon by the Certifier for the purpose of issuing CC2, 18/06/2026.</p> <p>On this basis, the Auditors consider Condition B6 to be compliant.</p> | Compliant         |      |
| B7                                                                                 | Prior to the issue of a Construction Certificate for each relevant construction stage, additional supporting documents must be provided to the Certifier to demonstrate that the operation of the mechanical plant and equipment will not exceed the project noise trigger levels identified in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023. | <ul style="list-style-type: none"> <li>Refer to Condition B6 Evidence</li> </ul>                                                                                                                                                                                                                                                                                                               | The Auditors reviewed Acoustic Logic's Acoustic Design Certificate for CC2, 18/06/2026, which confirms that Acoustic Logic reviewed the CC2, 18/06/2026 architectural and mechanical services design documentation and verified that the acoustic mitigation measures incorporated into the design would enable the mechanical plant and equipment to satisfy the operational noise requirements identified in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment.                                                                                                                                                                                                                                                                                            | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                          | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                             | <p>The Acoustic Design Certificate was issued to the Certifier prior to the issue of CC2, 18/06/2026 for Stages 2 and 3 of construction and it was relied upon by the Certifier for the purpose of issuing CC2, 18/06/2026.</p> <p>On this basis, the Auditors consider that sufficient supporting documentation was provided to demonstrate compliance with Condition B7.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |      |
| <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>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Waste Audit &amp; Consultancy Services (Aust) Pty Ltd (Waste Audit) Letter to TSA Riley, Greenwich Hospital Redevelopment - CC Waste Storage - Item B8, 16/08/2024</li> <li>CC2, 18/06/2026</li> </ul> | <p>TSA Riley advised that waste removal will not be undertaken by Council but by a third-party.</p> <p>Waste Audit confirmed on 16/08/2024 that the waste storage area would comply with Condition B8 requirements on the basis of the following "attached drawings":</p> <ul style="list-style-type: none"> <li>240704 - SLN-CC WASTE STORAGE B8</li> <li>240704 - HST-CC WASTE STORAGE B8</li> <li>240704 - SLS-CC WASTE STORAGE B8</li> <li>HST-ME-1012 [P18]</li> <li>SLN-ME-1010 [P20]</li> <li>SLS-ME-1010 [P19]; and</li> </ul> <p>signage design detailed in Appendix 4 of the <i>March 2024 Waste Management Plan</i>.</p> <p>The above drawings were not attached to the Waste Audit letter attached to CC2, 18/06/2026.</p> <p>The Certifier received the Waste Audit confirmation and relied upon it for the purpose of issuing CC2, 18/06/2026.</p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The Auditors consider Condition B8 compliant on the basis of the confirmation by Waste Audit and its acceptance by the Certifier.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |      |
| <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> <p>(ii) a minimum of 326 on-site car parking spaces are provided for the operation upon completion of Stage 3 of the development;</p> <p>(iii) a minimum of 329 on-site car parking spaces are provided for the operation upon completion of Stage 4 of the development;</p> <p>(c) adequate access is provided to service vehicle parking / loading / unloading areas upon completion of each stage;</p> <p>(d) the spaces are designed in accordance with AS 2890.1 and AS 2890.6;</p> <p>(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;</p> <p>(f) provision of an EV charging point for a minimum 5% of all car parking spaces; and</p> <p>(g) any requirements of Fire and Rescue NSW.</p> | <ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> <li>CC1, 07/03/2025</li> <li>CC2, 18/06/2026</li> <li>bm+g Email to TSA Riley, RE: Greenwich Hospital Stage 1 (Early Works) - SSD Auditor Compliance Items (Condition B9 &amp; C8), 24/06/25</li> <li>Transport and Traffic Planning Associates (TTPA) Letter to TSA Management, Proposed Greenwich Hospital Development, Construction Certificate Certification, 18/07/2024</li> <li>TTPA and Lane Cove Council Emails, RE: Greenwich Hospital to Service NSW (20352), 22/10/2024 to 27/05/2025 (? , last email was undated)</li> </ul> <p>Following factual review:</p> | <p>Evidence was provided that appeared to have been submitted to the Certifier ahead of issuing CC1, 07/03/2025, although the date of the TTPA document relied upon by the Certifier (28/06/2024) does not match the date of the TTPA provided to the Auditors (18/07/2024).</p> <p>However, no evidence has been provided to show that the Condition B9 operational access and parking arrangements were reviewed, verified and submitted to the Certifier prior to the issue of the new construction certificate for Stages 2 and 3, being CC2, 18/06/2026.</p> <p>Following factual review, TSA Riley advised that "CC2 applies to works above Level 4 and does not introduce any changes to the approved operational access &amp; parking arrangements previously assessed under CC1. Accordingly, no further assessment or certification under Condition B9 was required for the issue of CC2. Any future modification affecting access, parking or loading arrangements would be subject to separate review and approval as required under the applicable planning and certification processes."</p> <p>Based on the information provided, the Auditors accept that the commencement of Stages 2 and 3 did not materially change the operational access and parking arrangements and therefore, Condition B9 is considered compliant with an OFI recommendation.</p> | Compliant         | OFI3 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EVIDENCE COLLECTED                                                                                                 | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>TSA Riley Email to Ramboll, Greenwich - Condition B9, 03/09/2026</li> </ul> | <b>Recommendation: Ensure that operational access and parking arrangements are reviewed and approval obtained from the Certifier to show that Condition B9 requirements are met prior to commencement of future stages of construction, even if it is to confirm that there are no changes.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |      |
| <b>Bicycle Parking and End-of-Trip Facilities</b>                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |      |
| B10                                                                                | <p>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:</p> <p>(a) the provision of a minimum 20 bicycle parking spaces;</p> <p>(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</p> <p>(c) the provision of end-of-trip facilities for staff which must include at least 3 showers, a changing area and 6 lockers.</p> | <ul style="list-style-type: none"> <li>Refer to Condition B9 Evidence</li> </ul>                                   | <p>TTPA previously confirmed that Condition B10 requirements were met based on architectural drawings that they reviewed in July 2024. Review of the architectural drawings indicate that Condition B10(a) and (c) are satisfied in architectural drawings, AR-HST-0201 (Rev. C4, 30/10/2025) and AR-HST-0203 (Rev. C5, 03/02/2026), respectively, which were issued with CC2, 18/06/2026. However, the Auditors are unable to verify compliance with Condition B10(b).</p> <p>There is no evidence that the Certifier received and approved the TTPA document dated 18/07/2024 confirming compliance with Condition B10 requirements.</p> <p>Hence, Condition B10 is considered non-compliant.</p> <p><b>Recommendation: Submit evidence to the Certifier that Condition B10 requirements have been met and obtain the Certifier's approval of the evidence.</b></p> | Non-compliant     | NC4  |
| <b>Landscaping</b>                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |      |
| B11                                                                                | <p>Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> </ul>                   | <p>This condition was assessed as compliant during the 1<sup>st</sup> IEA.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Not triggered     |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | EVIDENCE COLLECTED                                                                                                                                                                                                                        | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                           | COMPLIANCE STATUS | NC # |
|                                                                                    | <p>revegetation and landscaping works on-site. The plan must:</p> <p>(a) provide for the planting of at least 86 trees in deep soil;</p> <p>(b) identify details of planting in bushland regeneration areas including location, species, maturity at time of planting and height of maturity of plants to be planted in the bushland regeneration areas;</p> <p>(c) detail the location, species, maturity at time of planting and height at maturity of plants to be planted on-site;</p> <p>(d) use species (trees, shrubs and groundcovers) endemic to the local area;</p> <p>(e) include the planting of trees with a pot container of 100 litres or greater;</p> <p>(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</p> <p>(g) comply with the standards in Appendix 4 of Planning for Bush Fire Protection (2019).</p> | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> </ul>                                                                                                                                    | <p>TSA Riley indicated that revisions to the Landscape Plan are being assessed in the Modification 2 application.</p> <p>Condition B11 is considered not triggered during this Audit Period.</p>                                                                                                                                                                                                                                         |                   |      |
| 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>Refer to Condition B11 Evidence</li> </ul>                                                                                                                                                         | Refer to Condition B11 findings. Condition B11 is considered not triggered during this 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>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> <li>DPHI Letter to HammondCare, Greenwich Hospital Redevelopment (SSD-13619238), Updated Landscape Plans, Condition B13, 24/12/2025</li> </ul> | <p>This condition was found to be non-compliant in the previous audits because the Department's approval was not obtained for the updated landscape plans.</p> <p>The Department approved the updated landscape plans on 24/12/2025. This condition is now considered compliant.</p> <p>The Planning Secretary required HammondCare to "make the approved updated Landscape Plans available for public access on the project website</p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | as per condition A29", which was not done. Refer to Condition A29 recommendations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |      |
| <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> <li>2<sup>nd</sup> IEA</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                | This condition was assessed as compliant during the 1 <sup>st</sup> IEA. Condition B14 is considered not triggered during this 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>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Lane Cove Council, Approval for Works on Council Property under Section 138 of the Roads Act 1993, 23/01/2026</li> <li>Lane Cove Council, Vehicular Crossing – Alignment Levels, 23/03/2026</li> <li>TSA Riley, Lane Cove Council and DPHI Emails, Subject: HammondC are Greenwich - Notes and Actions following on site meeting 3 February 2026, from 25/02/2026 to 15/06/2026</li> </ul> | <p>Based on emails between TSA Riley and Council, TSA Riley sought to consult Council in relation to Condition B15 through an onsite meeting on 03/02/2026, a virtual meeting on 10/02/2026, a meeting at Council chambers on 12/03/2026 with a DPHI representative in attendance virtually and email correspondence.</p> <p>Council were initially dissatisfied that the submitted plans for streetscape design and treatment of River Road kerb ramps met Council's requirements. Council's correspondence dated 15/06/2026, which was the latest provided for review, indicated the following:</p> <p><i>"Following a review of Condition B15 and discussions with the relevant teams and departments within Council, Council is willing to provide sign-off to enable HammondCare to obtain the Construction Certificate (CC). However, Council considers that the current proposal does not fully satisfy Council's expectations for a development of this nature, which includes both hospital and seniors living components.</i></p> <p><i>Council's view is that the current proposal does not adequately address all safety</i></p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | COMPLIANCE STATUS | NC # |
|                                                                                    |             |                    | <p><i>considerations for the intended residents and users of the site. In addition, HammondCare's proposal does not appear to fully reflect the findings and recommendations of its own engaged Road Safety Auditor.</i></p> <p><i>Council is committed to working collaboratively with HammondCare to achieve an outcome that is safe, user-friendly, and delivers the greatest benefit to HammondCare residents, visitors and the broader community. Council is not requesting that all Road Safety Audit recommendations be implemented; however, it does seek clarification and resolution of the relevant matters associated with those recommendations.</i></p> <p><i>Council proposes the following approach to facilitate sign-off of Condition B15:</i></p> <p><i>"The current proposal meets Council's requirements in certain areas. However, the overall Public Domain Plan, together with the E20 and E21 related works, should be submitted to Council for review, comments and approval during Stage 2. All works approved by Council under the Public Domain Plan must be completed prior to the issue of the Stage 3 Occupation Certificate (OC)."</i></p> <p><i>To simplify Council's expectations, Council requests that the following items be incorporated into the rectification and construction program:</i></p> <ul style="list-style-type: none"> <li><i>Review and undertake the required rectification works at St Vincent Road corner, including the road corner treatment, footpath and pram ramp.</i></li> </ul> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                          | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>Upgrade the stairs, pram ramps (where applicable) and footpath along the River Road frontage, noting that some of these works are partially addressed under Conditions E20 and E21."</li> </ul> <p>TSA Riley advised that the relevant construction certificate for footpath or public domain works is CC3, which is yet to be issued. Therefore, based on the advice and documentation provided, Condition B15 is considered compliant. Council's approval will need to be obtained and the Applicant will need to demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management, prior to the issue of CC3. This process will need to be repeated for later stages of the development.</p> |                   |      |
| <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>Notes:</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>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> <li>CC2, 18/06/2026, with Document Items: <ul style="list-style-type: none"> <li>35 – Hindmarsh and Lane Cove Council Emails, HammondCare Greenwich – Stage 2 &amp; 3 S138 Approval, 10-11/12/2025</li> <li>34 – Lane Cove City Council Letter to Hindmarsh, Approval for</li> </ul> </li> </ul> | <p>Hindmarsh requested approval from Council under section 138 of the Roads Act 1993 to carry out roadworks during Stages 2 and 3. Council approved the civil works on Council property of River Road subject to specified conditions. The approval was obtained prior to the issue of CC2, 18/06/2026. The Auditors have no reason to believe that Condition B16 has not been complied with during the Audit period.</p>                                                                                                                                                                                                                                                                                                                                                                                                  | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                           | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                 | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                       | Works on Council Property under Section 138 of the Roads Act 1993.<br>23/01/2026                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |      |
| 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>• <b>TBE</b> Letter to TSA Riley, Re: Compliance with DA Conditions, 11/09/2024</li> <li>• CC2, 18/06/2026, with Document Items: <ul style="list-style-type: none"> <li>◦ 47: TBE Letter to TSA Riley, Bushfire compliance assessment of the HammondCare Greenwich Hospital Redevelopment plans, 13/11/2025</li> <li>◦ 46: TBE Letter to TSA Riley, RE: Greenwich Hospital Redevelopment, 11/12/2025</li> </ul> </li> </ul> | <p>TBE assessed compliance with Condition B17 requirements in September 2024 and considered that <i>"The proposed roads comply with PBP 2019 in that the internal roads are at least 5.5m in width as required by PBP and the perimeter road in the southwest is at least 8m in width (with no parking in that 8 metres)."</i></p> <p>TBE reviewed the redevelopment plans (details not specified) in consultation with the architects Bickerton Masters and the landscape architects Taylor Brammer prior to issue of CC2, 18/06/2026. TBE advised TSA Riley that they reviewed compliance with Table 6.8b of Planning for Bush Fire Protection 2019 and no changes to the plans were required.</p> <p>TBE's advice was issued to the Certifier prior to the issue of CC2, 18/06/2026 and the Certifier relied upon TBE's advice for the purpose of issuing CC2, 18/06/2026.</p> <p>Based on the documentation provided, the Auditors consider Condition B17 to be compliant.</p> | Compliant         |      |
| <b>Crime Prevention Through Environmental Design</b>                               |                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |      |
| B18                                                                                | Prior to the issue of the relevant construction certificate, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating that Crime Prevention                                                              | <ul style="list-style-type: none"> <li>• CC2, 18/06/2026, with Document Item:</li> </ul>                                                                                                                                                                                                                                                                                                                                                                           | Prior to the issue of CC2, 18/06/2026, Taylor Brammer certified "that the design is in accordance with normal Landscape Architectural                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Non-compliant     | NC5  |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                   | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | COMPLIANCE STATUS | NC # |
|                                                                                    | <p>Through Environmental Design (CTPED) 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. CTPED 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>○ 37 – Taylor Brammer Landscape Architects Pty Ltd (Taylor Brammer) Letter to TSA Riley, RE: HammondCare Greenwich, Certificate of Compliance – CC2 CTPED inclusions to Landscape, 10/12/2025</li> <li>• JHA Letter to BM+G, Certificate of Design Electrical Services – Condition B18, 27/02/2025</li> </ul> | <p>practice and requirements for Crime Prevention Through Environmental Design as outlined in Ethos CTPED report dated 29 April 2022” and “that the landscape design is consistent with relevant authority requirements and accepted landscape architectural practice”.</p> <p>Whilst the landscape design may be consistent with “relevant authority requirements”, Taylor Brammer have not confirmed that Conditions B18(a) to (d) are met and shown on all relevant architectural and landscape plans approved by the Certifier. There is no evidence that NSW Police were consulted on the final CTPED measures or that those measures are shown on all relevant architectural and landscape plans approved by the Certifier. Taylor Brammer do not reference relevant plans in their certification letter.</p> <p>The Certifier received Taylor Brammer’s Certificate of Compliance and relied upon it for the purpose of issuing CC2, 18/06/2026.</p> <p>JHA issued a Certificate of Design Electrical Services, although it does not appear to have been relied upon by the Certifier for CC2, 18/06/2026. JHA certified that the design for electrical services meets all of the Condition B18 requirements except for Condition B18(c) in relation to installing security mirrors in corridors and blind corners. The referenced drawings appear to be electrical drawings, not architectural or landscape drawings.</p> <p>Evidence has not been provided that the final CTPED measures, including those that met Condition B18(a) to (e), were prepared in consultation with NSW Police and are shown on</p> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                      | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                      | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                         | <p>all relevant architectural and landscape plans approved by the Certifier.</p> <p><b>Recommendation: Obtain a more detailed Certificate of Compliance that specifically addresses each of the Condition B18 requirements, addresses how and when NSW Police were consulted on the final CPTED measures and lists, if not attaches, the relevant architectural and landscape plans, as well as electrical service plans, that show the final CPTED measures.</b></p>                                                                                                                                                                                                                                                    |                   |      |
| <b>PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>                                |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |      |
| <b>Notification of Commencement</b>                                                |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |      |
| 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>Refer to Condition C2 Evidence</li> </ul>                                                                                                                                                                                                                                                                                        | The development is staged and therefore, refer to the findings for Condition C2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 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>HammondCare Letter to DPHI, Greenwich Hospital Detailed Design (SSD-136 19 238), Notification of Commencement of Works, 25/02/2026</li> <li>Hindmarsh and Lane Cove Council Emails, HammondCare Greenwich Hospital - Notice of Commencement, 22-23/02/2026</li> <li>Hindmarsh, Greenwich Hospital Update – March 2026</li> </ul> | <p>HammondCare notified DPHI of the commencement of Stages 2 and 3 more than 48 hours before the scheduled commencement of 03/03/2026. The notification does not describe "the development to be carried out in that stage".</p> <p>Hindmarsh notified Council of the "Greenwich Hospital Main works... through till the completion of the senior living and health care buildings, including associated civil and external works", not mentioning stages, more than 48 hours before the scheduled commencement of 02/03/2026.</p> <p>Hindmarsh also notified the community via the project's website and letterbox drop in which they indicated that the next stage of construction was commencing from 03/03/2026.</p> | Compliant         | OFI4 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                           | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Based on the documentation provided, Condition C2 is considered compliant with an OFI recommendation.<br><br><b>Recommendation: Briefly describe the development that will be carried out for Stage 4 in the next notification of commencement.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |      |
| <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>Refer to Condition A18 Evidence</li> <li>Refer to Condition C2 Evidence</li> </ul> <p>Following factual review:</p> <ul style="list-style-type: none"> <li>TSA Riley Email to Ramboll, Greenwich - IEA 3 Condition C3, 03/09/2026, with attached: <ul style="list-style-type: none"> <li>CC1a, 16/06/2026</li> <li>d813185462475b4d91e61be66a8b66a8_2000_ts.jpg</li> <li>18b74a5a8adf5af57ee22ea6cedc423_2000_ts.jpg</li> </ul> </li> <li>Construction Certificate 1A + FSS</li> </ul> | <p>Two construction certificates, CC1a, 16/06/2026 and CC2, 18/06/2026 were issued during this Audit Period, in which the Certifier relied upon structural drawings prepared by Northrop and van der Meer.</p> <p>Northrop's structural drawings issued for CC1a, 16/06/2026 were signed by a suitably qualified practicing Structural Engineer and based on one the structural drawings sighted during the site visit, HST - FOUNDATION PLAN - SHEET 1, ST-HST-0251, also Issued For Construction by Design Practitioner DEP0000414 on 27/05/2026. This was after the commencement of Stage 2 and Stage 3 construction, which was scheduled to commence on 02/03/2026 or 03/03/2026 (refer to findings for Condition C2), and is therefore considered non-compliant with the required timeframe.</p> <p>Following factual review, TSA Riley provided photographs of the site reportedly dated 6 July 2026 to show that bulk excavation and piling works associated with CC1A had not commenced prior to the issue of CC1a, 16/06/2026, which represents the Certifier's approval of the drawings. Given that CC1a, 16/06/2026, was an amendment of the original CC1 and that plans for constructions works may need to be changed</p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                     | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                        | <p>after commencement of a particular stage, the Auditors consider that the timing issue does not represent a non-compliance with Condition C3 requirements.</p> <p>Van der Meer's structural drawings issued for CC2, 18/06/2026 were all Issued For Construction as Regulated Design Records by Design Practitioner DEP0003327, class of registration Structural Engineering, on 13/05/2025. This was prior to the commencement of Stage 2 and Stage 3 construction, which was scheduled to commence on 02/03/2026 or 03/03/2026 (refer to findings for Condition C2), and is therefore considered compliant with the required timeframe.</p> <p>The structural drawings were issued to the Certifier and relied upon by the Certifier for the purpose of issuing CC1a, 16/06/2026 and CC2, 18/06/2026.</p> <p>Based on the documentation provided and observed during the site visit, the Auditors consider Condition C3 to be compliant.</p> |                   |      |
| Pre-Construction Dilapidation Report – Protection of Public Infrastructure         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |      |
| 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> | <ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> <li>Project Solutions Pty Ltd, Greenwich Hospital Redevelopment, Stage 1 - Early Works, Dilapidation Report, 10/09/2024</li> <li>TSA Riley Emails to Ausgrid, Greenwich Hospital</li> </ul> | <p>This condition was previously found to be non-compliant, and a recommendation was made to submit a copy of the Pre-Construction Dilapidation Report to asset owners (including Sydney Water and Jemena). Documentation was provided to show that links to a Dilapidation Report were emailed to Council, Ausgrid and Sydney Water.</p> <p>The Auditors reviewed the Stage 1 - Early Works, Dilapidation Report and could find no</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                           | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | COMPLIANCE STATUS | NC # |
|                                                                                    | (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested. | <p>Redevelopment - Public Domain Dilapidation Report, 05/01/2026 and 24/03/2026</p> <ul style="list-style-type: none"> <li>TSA Riley Emails to Sydney Water, Greenwich Hospital Redevelopment - Public Domain Dilapidation Report, 05/01/2026 and 24/03/2026</li> <li>Hindmarsh Email to Lane Cove Council, HammondCare Greenwich Public Domain Dilapidation Report, 04/03/2026</li> <li>CC2, 18/06/2026</li> </ul> <p>Following factual review:</p> <ul style="list-style-type: none"> <li>Project Solutions Pty Ltd, Greenwich Hospital Redevelopment, Public Domain, Dilapidation Report, 02/03/2026</li> <li>TSA Riley Email to Ramboll, RE: C4 - Moon Kang shared the folder "Stage 2 &amp; 3 - Dilapidation Report" with you, 17/09/2026, with attached:</li> </ul> | <p>specific reference to Jemena or photographs of gas services, which are typically underground.</p> <p>Based on the documentation provided, the Stage 1 - Early Works, Dilapidation Report was submitted to Council and relevant asset owners, Sydney Water and Ausgrid.</p> <p>The Auditors note that the Stage 1 - Early Works, Dilapidation Report appears to be limited to Stage 1 - Early Works and the photographs do not record the "condition of all public (non-residential) infrastructure and assets in the vicinity of the Site (including roads, gutters and footpaths)" along the full length of River Road and St Vincents Road. The dilapidation report does not make it clear that later stages of the development will not affect those parts of River Road and St Vincents Road that were not surveyed in the Stage 1 - Early Works, Dilapidation Report.</p> <p>Following factual review, TSA Riley provided a 'Public Domain, Dilapidation Report' that was issued on 02/03/2026, which surveyed River Road, St Vincents Rd, and Kingslangley Rd in the vicinity of the site. Correspondence was also provided that showed that a copy of the Public Domain, Dilapidation Report was shared by links to Council on 04/03/2026, Ausgrid and Sydney Water on 24/03/2026 and the Certifier on 26/03/2026, which was prior to the issue of CC2, 18/06/2026. The Auditors could not access the links to verify the nature of the report but TSA Riley confirmed in writing that it was the Public Domain, Dilapidation Report that was shared with Council and the relevant asset owners.</p> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                          |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                           | COMPLIANCE STATUS | NC # |
|                                                                                    |             | <ul style="list-style-type: none"> <li>○ Hindmarsh Email to TSA Riley, FW: HammondCare Greenwich Public Domain Dilapidation Report, 23/03/2026</li> <li>○ TSA Riley Email to Ausgrid, Greenwich Hospital Redevelopment - Public Domain Dilapidation Report, 24/03/2026</li> <li>○ TSA Riley Email to Sydney Water, Greenwich Hospital Redevelopment - Public Domain Dilapidation Report, 24/03/2026</li> <li>○ TSA Riley Email to bm+g, Greenwich Hospital Redevelopment - Evidence of Dilapidation Report Submission</li> </ul> | Based on the information provided, Condition C4 is considered compliant. |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                                                             |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | EVIDENCE COLLECTED                                                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                              | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (Condition C4),<br>26/03/2026                                                                    |                                                                                                                                             |                   |      |
| <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 was assessed as compliant during the 1 <sup>st</sup> IEA. Condition C5 is considered not triggered during this 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 was assessed as compliant during the 1 <sup>st</sup> IEA. Condition C6 is considered not triggered during this 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:<br>(a) relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;<br>(b) Pre-Construction Survey Report to the Certifier; and<br>(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 was assessed as compliant during the 1 <sup>st</sup> IEA. Condition C7 is considered not triggered during this Audit Period. | Not triggered     |      |
| <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>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> </ul> | This condition was assessed as compliant during the 2 <sup>nd</sup> IEA. Condition C8 is considered not triggered during this Audit Period. | Not triggered     |      |
| C9                                                                                 | The Community Communication Strategy must:<br>(a) identify people to be consulted during the detailed design and construction phases;                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> </ul> | This condition was assessed as compliant during the 2 <sup>nd</sup> IEA. Condition C8 is considered not triggered during this Audit Period. | Not triggered     |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                              | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | COMPLIANCE STATUS | NC # |
|                                                                                    | <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(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;</p> <p>(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination and heritage.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |      |
| <b>Demolition</b>                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |      |
| C10                                                                                | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> <li>Square Civil Pty Ltd, Demolition Management Plan, Revision 1.4, 07/05/2026</li> <li>TSA Riley Email to bm+g, RE: TSA-GCOR-000007: Greenwich Hospital Main Works – CC2 Submission (Stage 2 &amp; 3), 13/05/2026</li> <li>CC2, 18/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> </ul> | <p>The Demolition Management Plan was prepared and issued by the Project Manager of the demolition contractor, Square Civil Pty Ltd (Square Civil), trading as Chalouhi, on 07/05/2026. The Demolition Management Plan indicates that the demolition works will be carried out in accordance with AS 2601-2001 The demolition of structures, as well as the requirements of the Work Health and Safety Act and Regulations.</p> <p>TSA Riley provided the Demolition Management Plan to the Certifier on 13/05/2026, which was prior to the issue of CC2, 18/06/2026. It is also publicly available on the project website.</p> <p>TSA Riley advised that the Planning Secretary had not requested a copy of the Demolition Management Plan.</p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Based on the available documentation, Condition C10 is considered compliant.                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |      |
| <b>Ecologically Sustainable Development</b>                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |      |
| C11                                                                                | <p>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:</p> <p>(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</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process to achieve equivalent outcomes of a minimum 4-star Green Star rating.</p> | <ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> <li>CC2, 18/06/2026, with Document Items: <ul style="list-style-type: none"> <li>40 – JHA, Consultant Advice Notice -, Alternative Certification Process, 02/07/2024</li> <li>38 – DPHI Letter to HammondCare, Greenwich Hospital Detailed Design (SSD-13619238), Ecologically Sustainable Development, Condition C11, 02/09/2025</li> <li>39 – DPHI Letter to HammondCare, Greenwich Hospital Detailed Design (SSD-13619238), Ecologically</li> </ul> </li> </ul> | <p>The Planning Secretary approved an alternative certification process to achieve equivalent outcomes of a minimum 4-star Green Star rating, which was prior to commencement of Stage 2 construction.</p> <p>Hindmarsh advised that whilst they do not have a formal engagement with JHA for Greenstar consulting services, they were in the process of preparing the contract and JHA were actively participating in the project.</p> <p>Based on the documentation provided, Condition C11 is considered compliant.</p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                       |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EVIDENCE COLLECTED                                                                                                                                                                                                                                     | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                        | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Sustainable Development, Condition C11, 22/01/2026</p> <ul style="list-style-type: none"> <li>TSA and Hindmarsh Emails Re: Greenwich – IEA 3 Documents, 22-24/07/2026</li> </ul>                                                                    |                                                                                                                                                                                                                                                                       |                   |      |
| <b>Environmental Management Plan Requirements</b>                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                       |                   |      |
| C12                                                                                | <p>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).</p> <p><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></p> <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i></p>           | <ul style="list-style-type: none"> <li>1st IEA</li> <li>2nd IEA</li> <li>CEMP</li> <li>CC2, 18/06/2026</li> <li>Environmental Management Plan Guideline: Guideline for Infrastructure Projects prepared by DPIE, April 2020 (EMP Guideline)</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>                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                       |                   |      |
| 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> | <ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> <li>CEMP Rev E</li> </ul>                                                                                                                                   | <p>The CEMP has been updated during this Audit Period and a review of the updated CEMP Rev E confirms compliance with Condition C13.</p>                                                                                                                              | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                    |                                                                                                                                                                                |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | EVIDENCE COLLECTED                                                                                                                                                                 | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                 | COMPLIANCE STATUS | NC # |
|                                                                                    | (vi) community consultation and complaints handling as set out in the Community Communication Strategy required by condition C9;<br>(vii) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;<br>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C15);<br>(c) Construction Noise and Vibration Management Sub-Plan (see condition C16);<br>(d) Construction Waste Management Sub-Plan (see condition C17);<br>(e) Construction Soil and Water Management Sub-Plan (see condition C18);<br>(f) Biodiversity Management Sub-Plan (see condition C19); and<br>(g) Construction Flood Emergency Response Plan (see condition C20).                                                                         |                                                                                                                                                                                    |                                                                                                                                                                                |                   |      |
| C14                                                                                | The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy of the CEMP is published on the Applicant's website in accordance with condition A29.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <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>1st IEA</li> </ul> | 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. | Compliant         |      |
| C15                                                                                | The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and must address, but not be limited to, the following:<br>(a) be prepared by a suitably qualified and experienced person(s);<br>(b) be prepared in consultation with Council and TfNSW;<br>(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;<br>(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 | <ul style="list-style-type: none"> <li>1st IEA</li> <li>CEMP</li> <li>CTPMSP</li> </ul>                                                                                            | <p>This Condition was assessed as compliant during the 1<sup>st</sup> IEA.</p> <p>No updates to the CTPMSP were noted during this Audit period.</p>                            | Not triggered     |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                          |                                                                                                                                                     |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EVIDENCE COLLECTED                                                                                                                                                                                                       | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                      | COMPLIANCE STATUS | NC # |
|                                                                                    | (e) detail heavy vehicle routes, access and parking arrangements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                          |                                                                                                                                                     |                   |      |
| C16                                                                                | <p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) incorporate the recommendations made in the Greenwich Hospital Redevelopment Noise &amp; Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 in relation to construction noise impacts;</p> <p>(c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(d) describe the procedures and mitigation measures that would be implemented to manage residential properties that would be highly noise affected during construction activities;</p> <p>(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;</p> <p>(f) include details of implementation of reasonable and feasible measures including but not limited to those contained in the Greenwich Hospital Redevelopment Noise &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;</p> | <ul style="list-style-type: none"> <li>1st IEA</li> <li>CEMP</li> <li>Acoustic Logic, Greenwich Hospital Redevelopment, Construction Noise and Vibration Management Sub-Plan, Revision 0, 13/09/2024 (CNVMSP)</li> </ul> | <p>This Condition was assessed as compliant during the 1<sup>st</sup> IEA.</p> <p>No updates to the CNVMSP were noted during this Audit period.</p> | Not triggered     |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                               |                                                                                                                                                      |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | EVIDENCE COLLECTED                                                                                                                                                                                                            | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                       | COMPLIANCE STATUS | NC # |
|                                                                                    | Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 are not exceeded;<br>(ii) includes short term noise monitoring as detailed in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 where valid data is collected during a weeklong period following the commencement of each stage of works; and<br>(iii) includes, without unavoidable delay, the implementation of noise attenuation measures if monitoring identifies exceedances of noise and vibration criteria identified above;<br>(i) include a complaints management system that would be implemented for the duration of the construction; and<br>(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. |                                                                                                                                                                                                                               |                                                                                                                                                      |                   |      |
| C17                                                                                | The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste, comprising:<br>(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;<br>(b) information regarding the recycling and disposal locations; and<br>(c) confirmation of the contamination status of the development areas of the Site based on the validation results.                                                                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>1st IEA</li> <li>CEMP</li> <li>Waste Audit, Greenwich Hospital Redevelopment, Combined Operational, Demolition, and Construction Waste Management Plan, 08/08/2022 (CWMSWP)</li> </ul> | <p>This Condition was assessed as compliant during the 1<sup>st</sup> IEA.</p> <p>No updates to the CWMSWP were noted during this Audit period.</p>  | Not triggered     |      |
| C18                                                                                | The Construction Soil and Water Management Sub-Plan (CSWMSWP) must address, but not be limited to the following:<br>(a) be prepared by a suitably qualified and experienced expert, in consultation with Council and adjoining landowners;<br>(b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>1st IEA</li> <li>CEMP</li> <li>Van der Meer, Construction Soil and Water Management Sub-Plan, 09/10/2024 (CSWMSWP)</li> </ul>                                                          | <p>This Condition was assessed as compliant during the 1<sup>st</sup> IEA.</p> <p>No updates to the CSWMSWP were noted during this Audit period.</p> | Not triggered     |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                    |                                                                                                                                                     |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | EVIDENCE COLLECTED                                                                                                                                                                                                                 | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                      | COMPLIANCE STATUS | NC # |
|                                                                                    | Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';<br>(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);<br>(d) provide mechanisms to facilitate communication between the Applicant, Council and adjoining affected landowners during the construction of the development; and<br>(e) detail all off-Site flows from the Site, including on to adjoining land.                                                                                                                                                                    |                                                                                                                                                                                                                                    |                                                                                                                                                     |                   |      |
| C19                                                                                | The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:<br>(a) be prepared by a suitably qualified and experienced person/s;<br>(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<br>(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>1st IEA</li> <li>CEMP</li> <li>TBE, Biodiversity Management Plan, Proposed Development, Lot 3 and 4, DP 584287, 97-115 River Road, Greenwich, 18/11/2024 (<b>BMSP</b>)</li> </ul>           | <p>This Condition was assessed as compliant during the 1<sup>st</sup> IEA.</p> <p>No updates to the BMSP were noted during this Audit period.</p>   | Not triggered     |      |
| C20                                                                                | The Construction Flood Emergency Response Sub-Plan (CFERSP) must address, but not be limited to, the following:<br>(a) be prepared by a suitably qualified and experienced person(s);<br>(b) address the provisions of the Floodplain Risk Management Guide (prepared by EESG published January 2019); and<br>(c) include details of:<br>(i) the flood emergency responses for the construction phases of the development;<br>(ii) predicted flood levels;<br>(iii) flood warning time and flood notification;<br>(iv) assembly points and evacuation routes;<br>(v) evacuation and refuge protocols; and<br>(vi) awareness training for employees and contractors.                | <ul style="list-style-type: none"> <li>2<sup>nd</sup> IEA</li> <li>CEMP</li> <li>Water Modelling Solutions, Greenwich Hospital – Construction Flood Emergency Response Sub-Plan, Revision 1, 04/1//2024 (<b>CFERSP</b>)</li> </ul> | <p>This Condition was assessed as compliant during the 2<sup>nd</sup> IEA.</p> <p>No updates to the CFERSP were noted during this Audit period.</p> | Not triggered     |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | COMPLIANCE STATUS | NC # |
| 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:<br>(a) minimise the impacts of earthworks and construction on the local and regional road network;<br>(b) minimise conflicts with other road users;<br>(c) minimise road traffic noise; and<br>(d) ensure truck drivers use specified routes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 2, R1, 18/02/2026</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                                                                                | <p>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:</p> <p>(a) identify the estimated groundwater dewatering take reported in the EIS;</p> <p>(b) set staged cumulative performance targets for the volume of de-watering extracted;</p> <p>(c) include a trigger action and response procedure (TARP) inclusive of agency notification should the performance targets identified be breached;</p> <p>(d) identify the procedures for re-assessment of the predicted take for both during and post construction phases if there is an exceedance of the predicted groundwater dewatering volume during the construction phase (within 28 days); and</p> <p>(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.</p> | <ul style="list-style-type: none"> <li>Ethos Urban, Environmental Impact Statement, Greenwich Health Campus – Detailed Design (SSD 13619238), 26/08/2022 (<b>EIS</b>), with attached: <ul style="list-style-type: none"> <li>Appendix W – JK Geotechnics (<b>JKG</b>), Report to HammondCare On Additional Geotechnical Investigation For Proposed Hospital Redevelopment At 97-115 River Road, Greenwich, NSW, 10/05/2022</li> </ul> </li> <li>JKG Email letter to DPHI, Hydrogeological Matters, Proposed Hospital</li> </ul> | <p>The Auditors reviewed the DMP against Condition C22 requirements and found that it does not adequately address the following requirements:</p> <p>(a) The DMP does not explicitly identify the water take reported in the EIS. However, based on a brief review of the EIS, its Appendix W and Response to Submissions (RtS) on Hydrogeological Matters, the EIS and RtS did not appear to identify an estimated groundwater dewatering take but instead indicated that JKG expected "a maximum water take far less than 3ML per annum during any collection and disposal of water seepage from the rock mass or the thin soil profile during construction". Section 6 of the DMP indicates that "results of the analysis predict that the maximum water take will be 8,645 Litres/day, or approximately 3.2ML/year", but Section 4 of Appendix B Preliminary Site Hydrogeology Report indicates that "results of the analysis indicate that low groundwater inflow volumes are expected with maximum groundwater volumes of about 2.4ML/year, or about 6,463 Litres per day". It is uncertain which figure should be used as the predicted water take.</p> | Compliant         | OF15 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | COMPLIANCE STATUS | NC # |
|                                                                                    |             | <p>Redevelopment, 97-115 River Road, Greenwich, NSW, 14/12/2022</p> <ul style="list-style-type: none"> <li>JK Geotechnics, Dewatering Management Plan (DMP), 08/12/2025</li> <li>Hindmarsh Email to LCC, RE: Construction Stormwater Discharge - Greenwich Hospital, 27/02/2026</li> <li>TSA Riley Email to bm+g, RE: Greenwich C22 - Dewatering Management Plan, 02/06/2026</li> </ul> <p>Following factual review:</p> <ul style="list-style-type: none"> <li>TSA Riley Email to Ramboll, Greenwich   C22, 11/09/2026</li> </ul> | <p>(b) The DMP does not "set staged cumulative performance targets for the volume of dewatering extracted".</p> <p>(c) Section 7.3 specifies "trigger levels", Section 7.4 specifies response procedures and Section 7.5 specified notification requirements. It would be clearer if the trigger action levels and corresponding response procedures were summarised and consolidated into a simple table, or TARP. Some of the trigger action levels are difficult to find or determine, as follows:</p> <ul style="list-style-type: none"> <li>JKG recommend that "The trigger level for groundwater drawdown is a monitored water level more than 1m below the modelling predictions", but they do not specify the predicted reduced levels (RLs) at specified groundwater monitoring locations around the basement that will be used for groundwater level monitoring purposes. They do not specify how the groundwater levels will be monitored, whether continuously with data loggers or manually at a specified frequency.</li> <li>Groundwater quality trigger levels are generally specified as "those for 'marine waters'" but are not detailed as tabulated Site Assessment Criteria (SAC), except in tables of results contained in the Appendix C report. Trigger levels for physical-chemical parameters such as pH and turbidity (or Total Suspended Solids) are also not clearly specified.</li> </ul> <p>(d) The procedure for re-assessment of the predicted take during construction is addressed in Section 7.4.1 while the post-</p> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | COMPLIANCE STATUS | NC # |
|                                                                                    |             |                    | <p>construction procedure appears to be addressed in Section 5 of the Appendix B report. The post-construction procedure should be addressed within the DMP report.</p> <p>(e) Section 2 of the DMP indicates that a Water Supply Works (WSW) and a Water Access Licence (WAL) will be required, although later in the DMP in Section 6, JKG indicate that a WAL may not be required but if monitoring indicates that the take will be greater than 3ML/annum, then a WAL will be required. It is unclear if a WAL will be obtained prior to dewatering commencing or whether a WAL will be obtained if the take reaches a specified volume with sufficient time allowed for obtaining a WAL prior to exceeding the 3ML/annum limit. This needs to be clearly addressed in the TARP.</p> <p>In summary, the TARP is not clearly and concisely consolidated into one location, such as a table, within the DMP and the groundwater RL and groundwater quality trigger action values are too difficult to ascertain or determine. It is unclear whether a WAL will be obtained prior to commencement or depending on the water take.</p> <p>The DMP was submitted to the Certifier prior to the commencement of dewatering activities and relied up on in CC2, 18/06/2026. This was also prior to the commencement of dewatering.</p> <p>TSA Riley advised that the Planning Secretary did not request to be provided a copy of the DMP.</p> <p>Following factual review, TSA Riley advised that the above comments were reviewed and it was considered that all of the Condition C22</p> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | COMPLIANCE STATUS | NC # |
|                                                                                    |             |                    | <p>requirements had been addressed within the DMP. The following was also advised:</p> <p><i>"With respect to the requested consolidation of trigger levels, response actions and notification requirements into a TARP, clarification has been provided that a standalone TARP is not a WaterNSW requirement for the proposed works. The groundwater management measures are incorporated within the DMP, which was prepared to support the Water Supply Works approval process.</i></p> <p><i>Staged cumulative dewatering extraction targets were not established, as groundwater extraction volumes are dependent on actual site conditions encountered during excavation. Groundwater has not been encountered to date and dewatering activities have not commenced. Accordingly, no groundwater extraction volumes have been recorded and no reassessment of actual groundwater take has been required at this stage. Should dewatering become necessary, extraction volumes will be monitored and recorded.</i></p> <p><i>The DMP was prepared on the basis that the basement would operate as a drained structure. Should groundwater extraction approach or exceed 3 ML/year during construction or operation, consultation with WaterNSW would be undertaken regarding any additional approval or licensing requirements. A desktop hydrogeological assessment is also being undertaken to further evaluate groundwater conditions and potential post-excavation impacts using existing site investigation data."</i></p> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EVIDENCE COLLECTED                                                                                                                                                                                                      | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                         | <p>On review of the information provided, the Auditors accept that the DMP addresses all of the requirements and therefore, Condition C22 is considered complaint. However, the Auditors note that the TARP is a requirement of the Department and based on our experience with other developments, it provides clarity for understanding the triggers and corresponding actions for the environmental consultant to act on. The groundwater levels and groundwater quality trigger levels are not explicitly stated. It also assists the Auditor to assess implementation of the DMP in accordance with D27. Therefore, an OFI is recommended to prepare a consolidated TARP, possibly as an addendum to the DMP.</p> <p><b>Recommendation: Prepare a consolidated TARP addendum or update the DMP itself to more explicitly state the trigger levels, including but not limited to, groundwater RLs (with actual RLs), groundwater quality and water take.</b></p> |                   |      |
| <b>Flood Management – Construction</b>                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |      |
| C23                                                                                | <p>Prior to the commencement of construction, the Applicant must prepare:</p> <ul style="list-style-type: none"> <li>(a) flood warning and notification procedures for construction workers on site;</li> <li>(b) evacuation and refuge protocols</li> <li>(c) awareness training for employees and contractors, including locations of all assembly points and evacuation routes;</li> <li>(d) temporary emergency exits, and signage, including clearly labelled 'direction of travel', in the event of a flooding emergency.</li> </ul> | <ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> <li>CEMP</li> <li>CFERSP</li> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 2, R1, 18/02/2026</li> </ul> | <p>This Condition was assessed as compliant during the 1<sup>st</sup> IEA and not triggered in the 2<sup>nd</sup> IEA, although the CEMP was updated to include the CFERSP. During this Audit Period, the Site Specific Induction was updated to include Flood Management. Condition C23 is considered not triggered during the Audit Period.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Not triggered     |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                           | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | COMPLIANCE STATUS | NC # |
| <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> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | This condition was assessed as compliant during the 1 <sup>st</sup> IEA. Condition C24 is considered not triggered during this Audit Period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 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>1<sup>st</sup> IEA</li> <li>TSA Riley, Independent Environmental Audit (IEA #1) – Proponent Review &amp; Response, 25/06/2025 (IEA#1RR)</li> <li>2<sup>nd</sup> IEA</li> <li>IEA#2RR</li> <li><a href="#">HammonCare Greenwich Complaints Register June 2026.pdf (Complaints Register)</a></li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>CEMP, Rev E, 24/02/2026, with attached: <ul style="list-style-type: none"> <li>SITE Traffic Pty Ltd, Construction Traffic &amp; Pedestrian Management Sub-Plan (CTPMSP),</li> </ul> </li> </ul> | <p>Section 7.12 of the revised CTPMSP indicates that "Parking restrictions and alternative transport options will be discussed within the site specific induction and familiarisation and included in Work Pack documents. The head contractor will monitor (and undertake enforcement where possible) to prevent workforce parking on nearby streets adjacent to the worksite."</p> <p>According to the Stage 2 Site Specific Induction, Site Rules, "Workers [are] not permitted to park onsite" and are "strongly encouraged" to use public transport because "Street parking around the project is very limited due to the surrounding residential area."</p> <p>Site personnel advised that some office-based construction personnel may park their personal vehicles on the street. The Complaints Register indicates that there have been no community complaints about construction parking during the Audit Period.</p> <p>Based on the above information, particularly the Complaints Register, Condition C25 is considered compliant with a recommendation for the Principal Contractor to improve implementation of the CTPMSP.</p> | Compliant         | OFI6 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                   |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                           | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                    | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Rev. 1, 21/22/2025 (CTPMSP)</p> <ul style="list-style-type: none"> <li>Positive Traffic Pty Ltd, Project Phase: Construction Road Safety Audit Report, PT124067r01_V 5, November 2024</li> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 2, R1, 18/02/2026</li> </ul> | <b>Recommendation: Improve CTPMSP implementation so that construction workers, including office-based workers, are either provided with on-site parking or further encouraged to use other transport options.</b> |                   |      |
| <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 Rev 6</li> </ul>                                                                                                                                                                                                                       | Stages 2 and 3 commenced during the Audit Period. Stage 4 construction of the Respite Care Building is scheduled to commence in 2033. Condition C26 was not triggered during the Audit Period.                    | 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: <ul style="list-style-type: none"> <li>(a) providing input on colour scheme;</li> <li>(b) providing heritage inductions for construction staff;</li> <li>(c) overseeing works; and</li> <li>(d) providing input on selection of appropriate tradespersons.</li> </ul> | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> </ul>                                                                                                                                                                                       | TSA Riley advised that the Pallister conservation works would be conducted during Stage 4 construction, which is scheduled to commence in 2033. Condition C26 was not triggered during the Audit Period.          | Not triggered     |      |
| <b>Archaeological Salvage – Historic Archaeology</b>                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                   |                   |      |
| C28                                                                                | Prior to the commencement of construction (excluding demolition) a suitably qualified archaeologist must be                                                                                                                                                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> </ul>                                                                                                                                                                                             | Evidence was provided during the previous audit period of the appointment of a suitably qualified                                                                                                                 | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                      | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                 | COMPLIANCE STATUS | NC # |
|                                                                                    | 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>Site visit on 23/06/2026</li> <li>IEA#1RR</li> <li>IEA#2RR</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>TSA Riley Email to Ramboll, Greenwich Hospital Stage 1 - Department Correspondence (Conditions C4 and C28), 28/10/25</li> <li>DPHI Email to HammondCare, Greenwich Hospital Detailed Design (SSD-13619238) - C28 - Warning Letter, 23/10/25</li> </ul> | <p>archaeologist, Cultural Heritage Connections (<b>CHC</b>), to provide an Excavation Directors. CHC have provided two joint Excavation Directors: Ms Vanessa Hardy and Ms Eleanor Casella.</p> <p>The Auditors observed that Ms Hardy was onsite during the site visit, observing and documenting trenching activities in the eastern portion of the site.</p> <p>Based on the above observation, Condition C28 is considered 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>Refer to Condition C28 Evidence</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>As discussed in the findings for Condition C28, one of the Excavation Directors was onsite during the site visit, observing and documenting trenching activities in the eastern portion of the site.</p> <p>The Auditors have no reason to believe that Condition C29 requirements are not being met.</p>                                                                                                                                   | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                      |                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                       |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                          | EVIDENCE COLLECTED                                                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                        | COMPLIANCE STATUS | NC # |
| C30                                                                                | Any amendments to the Archaeological Research Design & Excavation Methodology must be prepared in consultation with Heritage NSW and be submitted to and approved in writing by the Planning Secretary prior the relevant works being undertaken.                                                                                    | <ul style="list-style-type: none"> <li>Refer to Condition C28 Evidence</li> </ul>                | TSA Riley advised that the Archaeological Research Design & Excavation Methodology ( <b>ARDEM</b> ) was not amended during the Audit Period. Therefore, Condition C30 is not triggered.                                                                                                                                                                               | 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>Refer to Condition C28 Evidence</li> </ul>                | <p>As discussed in the findings for Condition C28, one of the Excavation Directors was onsite during the site visit, observing and documenting trenching activities in the eastern portion of the site for the purpose of archaeological monitoring and salvage.</p> <p>The Auditors have no reason to believe that Condition C31 requirements are not being met.</p> | Compliant         |      |
| <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 was assessed as compliant during the 1 <sup>st</sup> IEA and is considered not triggered during this Audit Period.                                                                                                                                                                                                                                     | Not triggered     |      |
| 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 was assessed as compliant during the 1 <sup>st</sup> IEA and is considered not triggered during this 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>2<sup>nd</sup> IEA</li> </ul> | This condition was assessed as compliant during the 2 <sup>nd</sup> IEA and is considered not triggered during this Audit Period.                                                                                                                                                                                                                                     | Not triggered     |      |
| <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 was assessed as compliant during the 1 <sup>st</sup> IEA and is considered not triggered during this Audit Period.                                                                                                                                                                                                                                     | Not triggered     |      |

**Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026**

| APPROVAL (ID) | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | COMPLIANCE STATUS | NC #        |
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| 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 Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and</p> <p>(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.</p> | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>JK Environments Pty Ltd (<b>JKE</b>), Report to HammondCare on Remediation Action Plan for Proposed Hospital Redevelopment at Greenwich Hospital, 97-115 River Road, Greenwich, NSW, Revision 2, 29/05/2025 (<b>RAP</b>)</li> <li>JKE and Ramboll Emails, RE: Greenwich Hospital - RAP Addendum, 22-27/10/2025</li> <li>JKE, Report to HammondCare on Addendum to Remediation Action Plan for Proposed Hospital Redevelopment at Greenwich Hospital, 97-115 River Road, Greenwich, NSW, Final Report, 29/10/2025 (<b>ADD-RAP</b>)</li> <li>JKE, Report to Hammondcare on Validation Assessment for Greenwich Hospital</li> </ul> | <p>The 2<sup>nd</sup> IEA found that Condition C36 was non-compliant because the Remedial Action Plan (RAP) had been updated after the commencement of construction involving ground disturbance on 05/05/2025 and no additional site investigations had been prepared in accordance with condition C36 since the Additional Site Investigation in May 2022. It was recommended that the additional site investigations be completed in accordance with C36(a)-(c).</p> <p>According to TSA Riley and DPHI correspondence, ground disturbance for Stage 2 (hospital footprint) was scheduled to commence on 10/06/2026, whilst ground disturbance for Stage 3 (senior living footprint) was scheduled to commence on 29/06/2026. TSA Riley advised DPHI that data gap investigations (DGIs) were planned to be carried out during Stage 2 and Stage 3 construction. The DGIs could not be completed until the buildings had been "decanted and demolished". Whilst some DGIs were completed prior to commencement of construction involving ground disturbance, DGIs of other areas were not scheduled to be completed before the end of July 2026.</p> <p>An Addendum to Remediation Action Plan (ADD-RAP) was revised to the satisfaction of the Site Auditor and issued on 29/10/2025, which "refined site boundaries and established the framework for staged DGI and validation works refine site boundaries and establish the framework for staged DGI and validation works".</p> <p>DPHI advised TSA Riley "that Condition C36 is only relevant to building footprints identified as a data gap in the RAP" and to "ensure that site</p> | Non-compliant     | NC6<br>OF17 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | COMPLIANCE STATUS | NC # |
|                                                                                    |             | <p>Redevelopment Stage 1 Early Works at 95-115 River Road, Greenwich, NSW, Final Report, 05/01/2026 (<b>Stage 1 Early Works Validation Assessment</b>)</p> <ul style="list-style-type: none"> <li>Ramboll Letter to HammondCare c/- TSA Riley, Re: Interim Audit Advice Letter No. #1 – Stage 1 (Early Works), Greenwich Hospital Redevelopment, 95-115 River Road, Greenwich NSW, 30/01/2026 (<b>IAA1</b>)</li> <li>JKE, Report to Hammondcare on Data Gap Investigation for Proposed Hospital Redevelopment at Greenwich Hospital, 95-115 River Road, Greenwich, NSW, Final Report, E32507BRpt10, 09/03/2026 (<b>DGI-1</b>)</li> <li>JKE, Report to Hammondcare on Hazardous Ground Gas Monitoring for</li> </ul> | <p><i>investigations are undertaken, reports are prepared, and the RAP is updated prior to ground disturbance below each building footprint. This condition can be complied with separately for each building footprint if construction is carried out progressively."</i></p> <p>During the Audit period, JKE issued a validation report for Stage 1 Early Works (Stage 1 EW) investigations and remediation, which was reviewed by the Site Auditor. The Site Auditor issued IAA1 on 30/01/2026 in which he indicated that he was satisfied that remediation and validation works within the Stage 1 EW had been undertaken in general accordance with the RAP and ADD_RAP.</p> <p>JKE conducted two DGIs (DGI-1 and DGI-2) because "<i>proposed sampling within the fill mound in the north and beneath the existing building footprints (BH201 to BH215) were not completed due to access constraints</i>". The DGI-2 report investigated the fill mound and was issued just outside the current Audit Period. Hazardous ground gas monitoring (HGGM) was also conducted during the Audit Period. Proposed sampling beneath the existing building footprints (BH201 to BH215) was not completed during the Audit Period because the buildings were still being demolished.</p> <p>The Auditors reviewed the JKE documentation against Condition C36 requirements and found the following:</p> <ul style="list-style-type: none"> <li>The reports referenced relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i>. The site investigations and the</li> </ul> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | COMPLIANCE STATUS | NC # |
|                                                                                    |             | <p>Proposed Hospital Redevelopment at 95-115 River Road, Greenwich, NSW, Final Report, 18/03/2026 (HGGM)</p> <ul style="list-style-type: none"> <li>JKE Letter to HammondCare, Validation Status Letter – Substation Kiosk Removal Hospital Redevelopment, Greenwich Hospital, 95-115 River Road, Greenwich, NSW, 20/04/2026</li> <li>DPHI and TSA Riley Emails to Ramboll, RE: Greenwich Hospital Redevelopment - Detailed Design (SSD-13619238) - Condition C36, 06-27/05/2026</li> <li>JKE, Report to Hammondcare on Data Gap Investigation for Proposed Hospital Redevelopment at Greenwich Hospital, 95-115 River Road, Greenwich, NSW, Final Report, E32507BRrpt12,</li> </ul> | <p>reports generally appeared to have been conducted and prepared in accordance with the relevant guidelines.</p> <ul style="list-style-type: none"> <li>The JKE reports were prepared by Mr Craig Ridley and reviewed by Mr Vittal Boggaram, who do not appear to be a certified CEnvP(SC) or CPSS CSAM consultant. This is considered non-compliant with Condition C36(b).</li> <li>Figures 3 and 4 of the DGI-1 report indicate that elevated concentrations of heavy metals and Asbestos Containing Material (ACM) were found above Site Assessment Criteria in parts of the site that were not previously addressed in the RAP or ADD-RAP. JKE advised that "a Remediation Works Plan (RWP) would be required to be prepared to outline remediation steps and validation requirements, noting that a legally enforceable long-term EMP would be required at the completion of remediation". However, the RAP has not yet been reviewed and updated following the results of the DGIs and the Site Auditor has not been provided with a revised RAP or RWP to assess. This is identified as an opportunity to improve, in order to ensure that the RAP is kept up to date.</li> <li>The Excavation Director was working on an open trench in an area just north of the south-eastern access road in the vicinity of a former car parking area. Whilst archaeological trenching is considered to be a type of ground disturbance, it is not considered to be "construction involving ground disturbance (excluding demolition)"</li> </ul> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                    | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | COMPLIANCE STATUS | NC # |
|                                                                                    |             | <p>25/06/2026 (<b>DGI-2</b>) (note: post-Audit Period)</p> <ul style="list-style-type: none"> <li><a href="#">Find a CEnvP</a></li> <li><a href="#">Find a CPSS-CSAM</a></li> </ul> <p>Following factual review:</p> <ul style="list-style-type: none"> <li>TSA Riley Email to Ramboll, Greenwich - C36 / NC13, 07/09/2026</li> </ul> | <p>under Schedule 1 Definitions of SSD-13619238.</p> <p>Following factual review, JKE advised via TSA Riley "that the relevant contamination investigation reports were not reviewed or approved by a certified CEnvP(SC) or CPSS CSAM practitioner at the time of issue. JK has advised that the individual responsible for reviewing the reports has applied for CEnvP(SC) certification and is currently awaiting final approval from the certification board. Once certification has been obtained, JK will arrange for the relevant reports to be formally reviewed and endorsed by a certified practitioner and provide the supporting evidence".</p> <p>JKE also advised "that the Data Gap Investigations were still ongoing during the audit period. JK has further advised that a Remediation Works Plan (RWP) will be required to formalise the Long-Term Environmental Management Plan (LTEMP) process, however the timing for preparation and submission is yet to be confirmed".</p> <p>Based on the above documentation and observation, Condition C36 is considered non-compliant because the site investigation reports were not prepared or reviewed and approved by a certified CEnvP(SC) or CPSS CSAM consultant at the time that they were prepared and issued. The Auditors understand the requirement is intended to reduce the risk of judgement errors or oversight with potentially significant consequences for the development.</p> <p>It is also noted that the RAP should be updated following the investigations because the results</p> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EVIDENCE COLLECTED                                                                                                                                             | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                | <p>may have implications for the health and safety of workers at the site.</p> <p><b>Recommendation for NC6: Ensure that the site investigation reports are prepared or reviewed and approved by a certified CEnvP(SC) or CPSS CSAM consultant each time that a report is issued.</b></p> <p><b>Recommendation for OFI7: Consider progressively updating the RAP each time a site investigation report is issued to ensure that it is kept up to date and certainly prior to commencement of construction involving ground disturbance (excluding demolition).</b></p> |                   |      |
| <b>PART D DURING CONSTRUCTION</b>                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |      |
| <b>Site Notice</b>                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |      |
| D1                                                                                 | <p>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:</p> <p>(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;</p> <p>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(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</p> <p>(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.</p> | <ul style="list-style-type: none"> <li>Site visit on 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>IMG_4354.jpg</li> </ul> | <p>Site notices were prominently displayed at each of the four entrances to the site, as observed during the site visit. The site notices had been prepared in accordance with the consent condition.</p> <p>Condition D1 is considered 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 23/06/2026</li> </ul>                                                                                     | Hindmarsh advised all maintenance and logging of plant and equipment is registered through the OnSite system. The OnSite Plant Register were                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Hindmarsh, OnSite plant operation and maintenance records: <ul style="list-style-type: none"> <li>Plant Register</li> <li>Maintenance History, Excavators 2.0-2.7T, Asset No. OH24388</li> <li>Excavator, Yanmar vio-25 (Square Civil 2.5T Excavator Induction.pdf)</li> <li>Excavator, 54138 (Square Civil Excavator Induction.pdf)</li> </ul> </li> <li>SiteHive, Hexanode Calibration Certificate, 22/04/2026</li> </ul> | <p>viewed online during the site visit and the Maintenance History of the plant was readily available.</p> <p>Worker induction records are maintained using the HammerTech construction safety software. The HammerTech induction records were viewed online during the site visit.</p> <p>A Calibration Certificate was available for the SiteHive used to monitor vibration, noise and dust emissions.</p> <p>The Auditors have no reason to believe that plant and equipment is not being maintained and operated in a proper and efficient manner in accordance with Condition D2.</p> |                   |      |
| <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>Refer to Condition C10 Evidence</li> <li>Site visit on 23/06/2026</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Demolition work was underway during the site visit.</p> <p>The Demolition Management Plan shows that Square Civil hold the following licences:</p> <ul style="list-style-type: none"> <li>SafeWork NSW, Unrestricted Demolition Licence, AD213310</li> <li>SafeWork NSW, Friable Asbestos Removal Licence, AD213463</li> </ul>                                                                                                                                                                                                                                                          | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                             | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                   | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>NSW EPA, Environment Protection Licence, 21350, Transport of trackable waste.</li> </ul> <p>The Demolition Management Plan shows that Square Civil notified SafeWork NSW of their intent to:</p> <ul style="list-style-type: none"> <li>undertake demolition work on 16/04/2026 (amendment date), Notification number: 941R-00462092-01; and</li> <li>remove friable asbestos on 19/02/2026, Notification number: 943R-00462077-01.</li> </ul> <p>Copies of the two SafeWork NSW acknowledged notices dated 19/02/2026 were posted at the western site entrance, Gate 1.</p> <p>The Auditors have no reason to believe that the demolition work is not being carried out in accordance with AS 2601-2001 and the Demolition Management Plan. Condition D3 is considered compliant.</p> |                   |      |
| <b>Construction Hours</b>                                                          |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |      |
| D4                                                                                 | <p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7:30am and 5:30pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p> | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Site visit on 23/06/2026</li> <li>CEMP, Rev E, 24/02/2026</li> <li>Site Notice</li> <li>Complaints Register</li> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 2, R1, 18/02/2026</li> </ul> | <p>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, shown on the Site Notices and specified in community updates and notifications.</p> <p>No noise complaints were received during the approved construction hours. Two noise complaints were recorded in the Complaints Register on 13/10/2025 and 14/10/2025, both related to "plant noise during the night shift of S73 works". The Complaints Register indicated that the "Compound in front of [the complainant's residence] was decommissioned</p>                                                                                                                                                                       | Compliant         | OFI8 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                     | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>Hindmarsh, Notification Letter, 29/05/2026</li> <li>HammondCare, Greenwich Hospital Update – March 2026</li> <li>HammondCare, Greenwich Hospital Update – April 2026</li> </ul>                                                                                                 | <p>16/10 and HCA [i.e. Hindmarsh Construction Australia] maintained communications with neighbours who have not since raised issues". This is discussed further in the Condition D5 findings.</p> <p>No further noise complaints were recorded during the Audit Period.</p> <p>A resident complained about a mobile crane entering the site from St Vincents Road at approximately 7:15am on 19/01/2026. Assuming the time was recorded correctly, this indicates that the site had opened prior to the approved construction hours. However, this cannot be verified.</p> <p>Overall, based on the above information, Condition D4 is considered compliant with an OFI.</p> <p><b>Recommendation: Improve controls to ensure that construction vehicles do not arrive outside approved construction hours.</b></p> |                   |      |
| D5                                                                                 | Construction activities may be undertaken outside of the hours in condition D4 if required:<br>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or<br>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or<br>(c) where the works are inaudible at the nearest sensitive receivers; or<br>(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<br>(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>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Lane Cove Council, Final approval for Road Occupancy - Standing Plant Permit, Skip Bin and Floating Work Zone, 17-25/10/2025 and 24-29/11/2025</li> <li>DPHI Letter to HammondCare, Greenwich Hospital</li> </ul> | <p>As discussed in the Condition D4 findings, there were two noise complaints on 13/10/2025 and 14/10/2025 regarding "plant noise during the night shift of S73 works". Assuming S73 works are for Sydney Water connection works, such work does not meet Condition D5(a) to (d) criteria and no approval from the Planning Secretary was available for that period.</p> <p>Council issued an approval for road occupancy during 17-25/10/2025 and 24-29/11/2025 on River Road from 9pm to 5am (Sun – Wed) and 10pm to 5am (Thu – Sat). The nature of the work is not detailed but it is not considered to meet Condition D5(a) to (d) criteria and no</p>                                                                                                                                                          | Non-compliant     | NC7  |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | COMPLIANCE STATUS | NC # |
|                                                                                    |             | <p>Redevelopment (SSD-13619238), Out-of-hours Works Application, Condition D5, 25/03/2026</p> <ul style="list-style-type: none"> <li>DPHI Letter to HammondCare, Greenwich Hospital Redevelopment (SSD-13619238), Out-of-hours Works Application, Condition D5, 15/05/2026</li> <li>Hindmarsh, Notification Letter, 16/05/2026</li> <li>Complaints Register</li> </ul> <p>Following factual review:</p> <ul style="list-style-type: none"> <li>Hindmarsh Email to TSA Riley, Re: Condition D5, 03/09/2026, with excerpt from 2<sup>nd</sup> IEA</li> <li>1st Drop Images folder containing: <ul style="list-style-type: none"> <li>Photographs: IMG_0592.HEIC to IMG_0637.HEIC, date modified 02/10/2025</li> </ul> </li> <li>2nd Drop Images folder containing: <ul style="list-style-type: none"> <li>Photographs: IMG_0778.HEIC</li> </ul> </li> </ul> | <p>approval from the Planning Secretary was available for that period. Council required that affected residences be notified no later than one day prior to the commencement of works. No notification letter was provided for this work.</p> <p>Following factual review, Hindmarsh advised that they understood that approval by a public authority was sufficient to meet Condition D5(a) even though the OOHW was not for the delivery of vehicles, plant or materials because it was previously considered compliant in the 2<sup>nd</sup> IEA. However, based on verbal advice from the Department in relation to another redevelopment project, the Lead Auditor for this Audit, being a different Lead Auditor, understands that the Department requires that Condition 5(a) is intended strictly for the delivery of vehicles, plant or materials that may impact public roads and traffic. Approval for OOHWs that are not for the delivery of vehicles, plant or materials should be sought from the Department in accordance with Condition D5(e).</p> <p>Also provided were notification letters and photographs showing that letters dated 29/09/2025 and 15/10/2025 were dropped into resident's mailboxes on 02/10/2025 and 15/10/2025, respectively, regarding the installation of a new watermain.</p> <p>DPHI approved out of hours works (OOHW) under Condition D5 to remove 8 trees over two consecutive nights between 8pm and 5am in March/April 2026, which was extended to May 2026. However, TSA Riley advised that the tree removal OOHWs did not proceed as planned.</p> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                         |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                             | EVIDENCE COLLECTED                                                                                                                                                          | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                         | <p>to<br/>IMG_0795.HEIC<br/>, date modified<br/>15/10/2025</p> <ul style="list-style-type: none"> <li>Williams Bros Contracting, Notification Letter, 15/10/2025</li> </ul> | <p>TSA Riley advised that a night delivery was being planned and approval requested, however, it had yet to be approved.</p> <p>Whilst there is evidence that approvals have been sought for OOHWs in accordance with Condition D5(e), there is also some evidence that OOHWs was conducted that was not approved by the Planning Secretary under Condition D5(e) and was not in accordance with Condition D5(a) to (d) criteria. Therefore, Condition D5 is considered non-compliant.</p> <p><b>Recommendation: Ensure that OOHWs are only carried out that either meets Condition D5(a) to (d) criteria or the Planning Secretary has approved it in accordance with Condition D5(e).</b></p>                                                                                                                       |                   |      |
| 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>                                                                                            | <p>Hindmarsh issued a notification to affected residents regarding planned tree removal works along River Road in May 2026 in accordance with Condition D6 and the Planning Secretary's Condition D5(e) approval.</p> <p>No other notifications for Condition D5 OOHW construction activities were provided for review, including reported OOHW in October and November 2025, although those activities did not meet Condition D5 criteria.</p> <p>Following factual review, Hindmarsh provided notification letters and photographs showing that letters dated 29/09/2025 and 15/10/2025 were dropped into resident's mailboxes on 02/10/2025 and 15/10/2025, respectively, regarding the installation of a new watermain. Although, it is noted that the works did not strictly meet Condition D5 requirements.</p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                | EVIDENCE COLLECTED                                                                                                                                                                                                                                                 | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                    | On the basis of the available documentation, residents were notified of the proposed OOHW tree removal works in accordance with Condition D6 requirements, which is considered 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:<br>Saturday: 1pm to 3.30pm if construction works achieve construction noise management levels 'Outside recommended standard hours' detailed in the <i>Interim Construction Noise Guideline (DECC, 2009)</i> . | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>CEMP, Rev E, 24/02/2026</li> </ul>                                                                                                                            | Hindmarsh advised there have been no construction activities required in accordance with this condition. The Auditors have no reason to believe that Condition D7 has not been complied with.                                                                                                                                                                                                                                                                                                                                                         | Compliant         |      |
| D8                                                                                 | Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:<br>(a) 9am to 12pm, Monday to Friday;<br>(b) 2pm to 5pm Monday to Friday; and<br>(c) 9am to 12pm, Saturday.                                                                                                                          | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 2, R1, 18/02/2026</li> <li>Site visit on 23/06/2026</li> <li>CEMP, Rev E, 24/02/2026</li> </ul> | <p>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 SiteHive noise monitors.</p> <p>Hindmarsh advised that the current demolition activities are not using rock breaking.</p> <p>No noise complaints related to onsite construction activities were received during the Audit period. The Auditors have no reason to believe that Condition D8 has not been complied with.</p> | 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 23/06/2026</li> <li>Site visit on 23/06/2026</li> <li>CEMP</li> <li>CTPMSP</li> <li>CNVMSP</li> <li>CWMSP</li> <li>BMSP</li> </ul>                                                | <p>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.</p> <p>During the site inspection, the Auditors observed that environmental controls were generally being implemented appropriately. However, minor improvements to erosion and sediment controls were required in some locations to maintain</p>                                                                           | Compliant         | OFI9 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                      | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | COMPLIANCE STATUS | NC # |
|                                                                                    |             | <ul style="list-style-type: none"> <li>CFERSP</li> <li>SIMP</li> <li>ACHMP</li> <li>TBE Letter To Whom it May Concern, Re: Clearance supervision by Project Ecologist at Lot 3 DP 584287, 97 – 115 River Road, Greenwich, Compliance Statement with Travers bushfire and ecology Biodiversity Development Assessment Report 2023, 28/05/2026</li> </ul> | <p>effective sediment containment and minimise the potential for off-site migration of sediment, particularly in two locations:</p> <ul style="list-style-type: none"> <li>A haybale placed on top of a grated stormwater pit near the south-eastern corner of the site was disintegrating and required removal or replacement.</li> <li>Coir logs being used to retain mulch on the edge of River Road near Gate 2 may require replacement soon.</li> </ul> <p>Temporary fencing around a tree, which is located adjacent to the demolition works in the north-western corner of the site towards Gate 1, had been damaged, most likely by a nearby demolition excavator.</p> <p>An Arborist of Travers Bushfire &amp; Ecology (TBE) supervised the removal of one hollow-bearing <i>Eucalyptus tereticornis</i> 05/05/2026, although the tree's number is not identified. A brushtail possum and a rainbow lorikeet were found to be occupying separate hollows during the removal and appropriate fauna management and relocation procedures were followed under the direct supervision of a qualified fauna ecologist. The possum self-located to adjacent vegetation while the rainbow lorikeet was "safely extracted and released uninjured into nearby suitable habitat". The report states that the Biodiversity Management Sub-Plan (BMSP) requires that tree hollows and hollow-dependent fauna be managed in accordance with the Biodiversity Development Assessment Report prepared by Travers Bushfire &amp; Ecology. The Biodiversity Development Assessment Report requires that "Hollows of high quality or with fauna recorded residing within should be dismantled for</p> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | COMPLIANCE STATUS | NC # |
|                                                                                    |             |                    | <p>relocation and all hollows should be inspected for occupation, signs of previous activity and potential for reuse". Whilst the TBE report on the removal of the hollow-bearing tree on 05/05/2026 states that "All fauna management actions undertaken during the tree removal works were implemented in a manner that minimised the potential for harm, stress, or disturbance to native wildlife and ensured compliance with applicable ecological management requirements", the report does not discuss what happened to the two hollows that were occupied by the possum and rainbow lorikeet. Presumably they were not retained and relocated in accordance with the BMSP and the report does not justify their disposal. It is possible that the Project Ecologist considered that the hollows were not suitable for retaining, however, the Lead Auditor's interpretation of the requirement is that a hollow found with resident fauna must be retained and relocated, regardless of its condition. In the event that such a hollow is not retained and relocated, the Project Ecologist should provide and record a justification.</p> <p>Overall, Condition D9 is considered compliant with opportunities for improvement.</p> <p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li><b>1. Monitor and maintain erosion and sediment controls throughout the construction site to ensure they remain effective and appropriately configured for site conditions.</b></li> <li><b>2. Install and maintain additional protection measures around the tree located adjacent to the demolition works area towards Gate 1 in</b></li> </ol> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                             |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                 | EVIDENCE COLLECTED                                                                                                                                                                  | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                             |                                                                                                                                                                                     | <p>accordance with the approved management plans and arboricultural requirements to minimise the risk of damage during demolition and construction activities.</p> <p>3. Ensure that hollows with resident fauna are retained and relocated appropriately and the details documented in the appropriate report. If a hollow with resident fauna is not retained and relocated, the Project Ecologist must provide and record a justification.</p>                                                                                                                                                                                                                                                            |                   |      |
| <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 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>SIMP</li> <li>Complaints Register</li> </ul> | <p>Based on the documentation reviewed, the site visit, and interviews with TSA Riley and Hindmarsh, the SIMP has been generally implemented during the Audit Period. Based on the Complaints Register, five complaints were received during the Audit Period and the responses appeared appropriate.</p> <p>However, there is no evidence that TSA / Hindmarsh are using the social impact monitoring framework (Table 4) required by the SIMP. Condition D10 is considered non-compliant.</p> <p><b>Recommendation: Carry out the required monitoring using Table 4 from the SIMP and retain the quarterly monitoring records and records of additional mitigation measures that were implemented.</b></p> | Non-compliant     | NC8  |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |       |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                    | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                  | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | COMPLIANCE STATUS | NC #  |
| <b>Aboriginal Cultural Heritage</b>                                                |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |       |
| 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>2<sup>nd</sup> IEA</li> <li>Staging Report</li> <li>Site visit on 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Interview with the Excavation Director, Cultural Heritage Connections, on 23/06/2026</li> </ul>                                                                                                                          | <p>TSA previously advised that this requirement would be triggered prior to commencement of Stage 4 works.</p> <p>The Excavation Director was observed to be conducting an archaeological trenching investigation during the site visit. The Excavation Director indicated that there had been no unexpected finds.</p> <p>The Auditors have no reason to believe that the construction works are not being carried out in accordance with the recommendations of the Aboriginal Cultural Heritage Management Plan (ACHMP).</p>                                                                                                                                                                                                                                                                                                                                                                                     | Compliant         |       |
| <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>TBE, Vegetation Management Plan, 17/05/22 (<b>VMP</b>)</li> <li>Site visit on 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>TBE Letter To Whom it May Concern, Re: Year 1 VMP Audit by Project Ecologist at Lot 3 DP 584287, 97 – 115 River Road, Greenwich Compliance Statement with Travers bushfire and ecology Vegetation</li> </ul> | <p>It was observed during the site visit that vegetated areas appeared to be generally well maintained with tree protection measures in place (i.e. fencing and staves around trunks). Grass heights were being maintained. The Auditors observed a number of nest boxes. TSA Riley advised that the VMP is monitored annually.</p> <p>TBE issued a compliance statement on 12/11/2025 that comprehensively reviews the site's compliance with the VMP. The Auditors note that the VMP Schedule 1 figure required the fourteen (14) nest boxes to be installed within the south-western (SW) corner of the site (west of the pool). The VMP required that "A fauna ecologist is to locate appropriate trees and locations for installing the nest boxes. The specific locations of nest boxes within the locality are to be determined by the Project Ecologist within each of the designated locations." TBE's</p> | Compliant         | OFI10 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                  |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |       |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                      | EVIDENCE COLLECTED                                                                                                                                                    | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | COMPLIANCE STATUS | NC #  |
|                                                                                    |                                                                                                                                                                                                                  | Management Plan 2022, 12/12/2025                                                                                                                                      | <p>compliance statement indicated that "Fourteen (14) nest boxes have been installed within the retained and managed vegetation under the guidance of a fauna ecologist." However, Attachment 3 – Location of Installed Nest Boxes of the compliance statement indicates that only 4 were installed in the SW corner of the site and 4 were installed in the vicinity of Pallister House and 6 were installed in the eastern part of the site, which is not fully in accordance with the VMP. The compliance statement does not adequately explain or justify why the nest box locations were varied.</p> <p>Also, in relation to management of tree hollows with resident fauna and implementation of the BMSP, refer to the findings and recommendations for Condition D9.</p> <p>Based on the documentation provided and the site visit observations, Condition D12 is considered compliant with an OFI recommendation.</p> <p><b>Recommendation: Obtain an explanation and justification from the Project Ecologist for why the nest boxes were not installed at the locations indicated in the VMP. Review and revise the VMP so that it shows the installed nest box locations.</b></p> |                   |       |
| <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 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Complaints Register</li> </ul> | <p>Hindmarsh advised that no on-street work zones were approved during the Audit Period.</p> <p>Two construction trucks were observed parked on St Vincents Road during the site visit. However, it could not be determined if they were related to the Greenwich Hospital</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Compliant         | OFI11 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                            | EVIDENCE COLLECTED                                                                                                                       | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>Refer to Condition C25 Evidence</li> </ul>                                                        | <p>Redevelopment or the construction work being carried out at 22 or 24 St Vincents Road, where a crane was observed to be operating. No trucks were observed queuing or waiting on the streets to enter the site. Only the River Road Gate 1 entrance was in use with a traffic controller present at the gate.</p> <p>TSA Riley personnel advised that office-based workers park personal vehicles in the streets surrounding the site. It was observed during the site visit that only a few personal vehicles were parked on the site.</p> <p>Based on the above information, particularly the Complaints Register, Condition D13 is considered compliant with an OFI recommendation to improve monitoring of St Vincents Rd.</p> <p><b>Recommendation: Consider improving the monitoring of St Vincents Rd to check that site construction vehicles are not parking there.</b></p> |                   |      |
| <b>Hoarding Requirements</b>                                                       |                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |      |
| D14                                                                                | The following hoarding requirements must be complied with:<br>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and<br>(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 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</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 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> </ul> | Hindmarsh advised that no public ways have been obstructed. During the site visit, no obstruction of public ways was observed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                  | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                     | The Auditors have no reason to believe that Condition D15 has not been complied with during the Audit Period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |      |
| <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 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Complaints Register</li> <li>Site Hive Noise Pollution Monitoring – Audit Period, 21/05/25 – 22/10/25</li> <li>Site Hive, Noise Monitoring Report 5.06.26, 27/04/26 – 05/06/26</li> <li>Acoustic Logic Email to Hindmarsh, Distance attenuation formula, 08/05/26</li> </ul> | <p>Continuous noise monitoring through five hive systems has been reportedly conducted during the Audit Period. The Auditors reviewed the hive noise monitoring data during the site inspection and one monitoring data report was provided to the Auditors for review.</p> <p>TSA Riley and Hindmarsh advised that minor noise monitoring exceedances have occurred during the Audit Period, however advised that a distance attenuation formula to calculate the actual impact at the residential receptor and have advised there have been no exceedances following the application of the formula.</p> <p>One noise complaint was recorded on the complaints register regarding noise during the Audit Period related to a metal road plate. This was not specifically related to the construction noise, therefore overall, the Auditors consider this condition to be compliant.</p> | Compliant         |      |
| D17                                                                                | The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential areas outside of the construction hours of work outlined under condition D4 and D7.                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</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 23/06/2026</li> <li>Hindmarsh Email to TSA Riley, Re: Greenwich - IEA 3</li> </ul>                                                                                                                                                                                                                                                 | TSA Riley, Hindmarsh and Chalouhi advised that 'quackers' are used on site vehicles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EVIDENCE COLLECTED                                                                                                                                                                                                                      | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Documents, 22/07/2026</p> <ul style="list-style-type: none"> <li>Chalouhi Email to Hindmarsh, Re: Use of Quackers Onsite, 22/07/2026</li> </ul>                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |      |
| <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 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>CNVMS</li> <li>Site Hive Vibration Monitoring – Audit Period, 27/04/2026 – 05/06/2026</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 and one monitoring data report was 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 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</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         |      |
| 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                                                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>Refer to Condition D12 Evidence</li> </ul>                                                                                                                                                       | Colliers, on behalf of HammondCare, submitted two Modification Applications during the Audit Period for tree removal and tree retention                                                                                                                                                                                                                                                                                                                                                                                                                 | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | COMPLIANCE STATUS | NC # |
|                                                                                    | <p>approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> <p>(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;</p> <p>(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</p> <p>(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.</p> | <ul style="list-style-type: none"> <li>Site visit on 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Arborsure, Tree Protection Plan, 16/05/25</li> <li>SSD-13619238</li> <li>SSD-13619238-Mod-1</li> <li>SSD-13619238-Mod-3, 06/03/2026</li> <li>Colliers Letter to DPHI, Section 4.55(1A) Modification Application – SSD 13619238 MOD 4 95-115 River Road, Greenwich – Tree Removal and Retention, 04/06/2026</li> <li>Arbosure, Stage 2, Tree Protection and Root Investigation Report, 28/02/2026</li> <li>TaylorBrammer, Tree Retention and Removal Plan, Rev C, 28/02/2022, DPHI Approved 06/03/2026</li> <li>Arbosure Letter to Hindmarsh, Re: Site tree protection compliance</li> </ul> | <p>purposes. No street trees have been trimmed or removed without approval in accordance with Condition D22(a).</p> <p>Arborsure are engaged to conduct quarterly inspections of tree protection zones (TPZ), two of which were conducted in April and May 2026. Tree 42 was trimmed on 06/05/2026 under the supervision of Arborsure Arborist. Arborsure reported that trees identified for removal or retention were correctly identified, TPZ fencing and signage were being maintained and minimal works activity was observed with the TPZs.</p> <p>Tree protection measures including fencing, trunk protection and signage were observed to be in place during the site visit.</p> <p>Based on the documentation provided and the site visit observations, the Auditors consider Condition D22 to be compliant.</p> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                   |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                          | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                    | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                      | <p>inspection stage 2 - 1st April 2026, 08/04/2026</p> <ul style="list-style-type: none"> <li>Arbosure Letter to Hindmarsh, Re: Site Compliance Inspection 06 May, 2026, 26/05/2026</li> <li>Arbosure, Pruning Compliance Certificate, Tree 42, Inspection Date: 6 May 2026, 26/05/2026</li> <li>TBE Letter To Whom it May Concern, Re: Clearance supervision by Project Ecologist at Lot 3 DP 584287, 97 – 115 River Road, Greenwich, Compliance Statement with Travers bushfire and ecology Biodiversity Development Assessment Report 2023, 28/05/2026</li> </ul> |                                                                                                                                                                                                                                                                                                                                   |                   |      |
| <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 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</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.</p> <p>During the site visit, the Auditors observed dust generating demolition activities and associated water suppression measures and have no reason</p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |       |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | EVIDENCE COLLECTED                                                                                                                                                                                    | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | COMPLIANCE STATUS | NC #  |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>Photos of dust control measures</li> </ul>                                                                                                                     | to believe this condition is not being complied with.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |       |
| D24                                                                                | During construction, the Applicant must ensure that:<br>(a) activities are carried out in a manner that minimises dust, including emission of windblown or traffic generated dust;<br>(b) all trucks entering or leaving the site with loads have their loads covered;<br>(c) trucks associated with the development do not track dirt onto the public road network;<br>(d) public roads used by these trucks are kept clean; and<br>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. | <ul style="list-style-type: none"> <li>Site visit on 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>CEMP</li> <li>Photos of dust control measures</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.</p> <p>During the site visit, the Auditors observed dust generating demolition activities and associated water suppression measures and have no reason to believe this condition is not being complied with.</p> <p>River Road and St Vincents Road appeared to be kept clean during the site visit, with no evidence of tracking of dirt from the site onto the roads.</p>                                                                                                                                                                                                                                                                              | Compliant         |       |
| <b>Erosion and Sediment Control</b>                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |       |
| D25                                                                                | All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP required by condition C18.                                                                                                                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>CSWMSP</li> <li>Site visit on 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</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. Based on the documentation reviewed, site observations and interviews with TSA Riley and Hindmarsh representatives, the Auditors consider that erosion and sediment controls have generally been implemented in accordance with the CSWMSP.</p> <p>During the site inspection, as discussed in the findings for Condition D9, the Auditors identified opportunities for minor improvements to erosion and sediment controls in some locations to ensure ongoing effectiveness.</p> | Compliant         | OFI12 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                        | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                         | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                            | <b>Recommendation: Monitor and maintain erosion and sediment controls across the site to ensure they remain effective and appropriately configured for prevailing site conditions.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |      |
| <b>Imported Fill</b>                                                               |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |      |
| D26                                                                                | The Applicant must:<br>(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;<br>(b) keep accurate records of the volume and type of fill to be used; and<br>(c) make these records available to the Certifier upon request. | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Stage 1 Early Works Validation Assessment</li> <li>Ramboll, RE: Interim Audit Advice Letter No. #1 - Stage 1 (Early Works), Greenwich Hospital Redevelopment, 95-115 River Road, Greenwich NSW, 30/01/2026</li> </ul> | <p>Hindmarsh and JKE maintain an Imported Materials Register that was attached as Appendix H1 in JKE's Stage 1 Early Works Validation Assessment report. The presented documentation and validation process indicate the site has implemented a robust process to only validate that imported material is VENM, ENM or meets the requirements of a relevant order and exemption issued by the EPA.</p> <p>The Imported Materials Register records details of the imported fill including volume and type.</p> <p>No requests for records have been made by the Certifier. However, the Certifier received the Stage 1 Early Works Validation Assessment report, as did the Site Auditor.</p> | 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 23/06/2026</li> <li>DMP</li> </ul>                                                                                                                                                                                                        | Based on the documentation reviewed, the site inspection and interviews with TSA Riley and Hindmarsh, the Auditors consider that groundwater management activities have generally been undertaken in accordance with the approved DMP.                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Compliant         |      |
| <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                                                                                                     | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> </ul>                                                                                                                                                                                                                     | TSA Riley and Hindmarsh advised that no collection or discharge of stormwater has occurred during the Audit Period. On this basis,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Not triggered     |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |       |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                  | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                        | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | COMPLIANCE STATUS | NC #  |
|                                                                                    | discharge site stormwater to Council's stormwater drainage system or street gutter.                                                                                                                          |                                                                                                                                                                                                                                                                                                           | the Auditor considers this condition to be not triggered.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |       |
| <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 23/06/2026</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 2, R1, 18/02/2026</li> </ul>                                                                         | <p>Hindmarsh advised that flood management 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.</p> <p>A soft copy of the CFERSP is available onsite. The Auditors have no reason to believe that the development has not complied with this condition during the Audit Period.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 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 23/06/2026</li> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 2, R1, 18/02/2026</li> <li>Noticeboard</li> <li>Hindmarsh record of an evacuation drill, Activities &gt; 198509, 15/05/2026</li> </ul> | <p>Hindmarsh have advised emergency awareness training is provided through the induction training. The induction training addresses emergency procedures but does not include a site layout map that shows the location(s) of the assembly points and evacuation routes.</p> <p>The Emergency Assembly Area is indicated by a sign at the pedestrian entry point at the corner of River Road and St Vincents Road, referred to as Gate 3 although the actual turnstile gates are further in along the pedestrian site access pathway. The access pathway is also marked with printed shade cloth as an access way and indicates the direction for emergency exit.</p> <p>A Noticeboard was observed during the site visit that provided emergency information including a site evacuation procedure and map showing the assembly point at Gate 3 and the evacuation routes.</p> | Compliant         | OFI13 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |       |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                           | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | COMPLIANCE STATUS | NC #  |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>An emergency evacuation drill was conducted on 15/05/2026. It identified one improvement action, which is good, "to create an isolated muster for any workers who were in the dirty zone [i.e. where asbestos removal or investigation work is being carried out] to prevent intermingling with other workers".</p> <p>Based on the documentation provided, Condition D30 is considered compliant with an OFI recommendation.</p> <p><b>Recommendation: Review and revise the Site Specific Induction to include a site layout map that shows the Assembly Point(s), including for asbestos workers as appropriate, and evacuation routes.</b></p>                                                                                                    |                   |       |
| Unexpected Finds Protocol – Aboriginal Heritage                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |       |
| D31                                                                                | <p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</p> <p>(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;</p> <p>(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</p> <p>(e) works may only recommence with the written approval of the Planning Secretary.</p> | <ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>ACHMP</li> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 2, R1, 18/02/2026</li> <li>TSA Riley Email to Ramboll, RE: Greenwich Hospital Stage 1 - Department Correspondence (Conditions C4 and C28), 05/11/25</li> <li>CEMP Rev E</li> </ul> | <p>Site personnel advised that there had been no unexpected finds of Aboriginal heritage during the Audit Period. Therefore, Condition D31 was not triggered.</p> <p>The previous two audits recommended as an OFI that the Unexpected Finds Protocol – Aboriginal Heritage be revised to include the requirement to register the site in AHIMS, however, this has not been done. The ACHMP does refer to the requirement in Section 1.3.1 as a legal requirement.</p> <p>The Auditor notes that the ACHMP and the Unexpected Finds Protocol – Aboriginal Heritage contained in the Site Specific Induction also do not refer to the Condition D31(e) requirement that work may only recommence with the written approval of the Planning Secretary.</p> | Not triggered     | OFI14 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |             |                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT | EVIDENCE COLLECTED                                                                                                                                                                                          | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | COMPLIANCE STATUS | NC # |
|                                                                                    |             | <ul style="list-style-type: none"> <li>Hindmarsh, Construction Management Plan (CMP), Greenwich Hospital Redevelopment – Stage 2 &amp; 3, Revision A, 19/02/2026 (<b>CMP Rev A</b>)</li> <li>RAP</li> </ul> | <p>CEMP Rev E and CMP Rev A do not include an Unexpected Finds Protocol – Aboriginal Heritage, although Section 9.9 of CMP Rev A indicates that one may be available in a relevant report on Aconex.</p> <p>Whilst Condition D31 does not specifically require that an Unexpected Finds Protocol – Aboriginal Heritage be prepared, it is considered standard practice for a CEMP to include such a protocol so that in the event of such a find, site management will know what to do in order to comply with this condition. Such a protocol would typically be in the form of a flowchart, similar to the one presented in Appendix E of the RAP for unexpected finds of contamination. The Site Specific Induction training would not necessarily contain the same level of detail, as considered appropriate. It may be appropriate to prepare a single Unexpected Finds Protocol (UFP) that addresses all of the requirements of Conditions D31 to D33 for unexpected finds (UFs) of Aboriginal Heritage, Historic Heritage and Burials. The absence of a detailed UFP for site management represents a risk of non-compliance if the requirements are not met in the event of an UF. This is considered an OFI.</p> <p><b>Recommendation: Prepare an Unexpected Finds Protocol – Aboriginal Heritage, so that it clearly identifies all of the Condition D31 requirements, including to register the site in AHIMS, consult the Aboriginal community representatives and Heritage NSW (in addition to the Excavation Director) and only recommence work with the written approval of the Planning Secretary. Alternatively, prepare a single UFP that addresses all of the requirements</b></p> |                   |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |       |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | EVIDENCE COLLECTED                                                                | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | COMPLIANCE STATUS | NC #  |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                   | of Conditions D31, D32 and D33. Attach the UFP to the CEMP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |       |
| <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>Refer to Condition D31 Evidence</li> </ul> | <p>Site personnel advised that there had been no unexpected finds of historic heritage during the Audit Period. Therefore, Condition D32 was not triggered.</p> <p>Both the 1<sup>st</sup> IEA and 2<sup>nd</sup> IEA recommended that an unexpected finds protocol for historic heritage be prepared and implemented, and incorporated into the Site Specific Induction training.</p> <p>The Site Specific Induction addresses 'Unexpected Finds – European Heritage', which is good, but it does not address the requirement to notify Heritage NSW and the Planning Secretary, to consult Heritage NSW or to only recommence work with the written approval of the Planning Secretary.</p> <p>CEMP Rev E and CMP Rev A do not include an Unexpected Finds Protocol – Historic Heritage, although Section 9.9 indicates that one may be available in a relevant report on Aconex.</p> <p>Whilst Condition D32 does not specifically require that an Unexpected Finds Protocol – Historic Heritage be prepared, it is considered standard practice for a CEMP to include such a protocol so that in the event of such a find, site management will know what to do in order to comply with this condition. As discussed in the findings for Condition D31, a detailed UFP is an administrative control to reduce the risk of non-compliance if the requirements are not met in the event of an unexpected find. This is considered an OFI.</p> | Not triggered     | OFI15 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |       |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EVIDENCE COLLECTED                                                                | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | COMPLIANCE STATUS | NC #  |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                   | <b>Recommendation: Prepare an Unexpected Finds Protocol – Historic (or European) Heritage, so that it clearly identifies all of the Condition D32 requirements, including to notify Heritage NSW and the Planning Secretary, consult Heritage NSW (in addition to the Excavation Director) and only recommence work with the written approval of the Planning Secretary. Alternatively, prepare a single UFP that addresses all of the requirements of Conditions D31, D32 and D33. Attach the UFP to the CEMP.</b>                                                                                                                         |                   |       |
| <b>Unexpected Finds Protocol – Burials</b>                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |       |
| D33                                                                                | In the event that a burial or skeletal remains are uncovered during work, then:<br>(a) all works must cease immediately in that area and the NSW Police and Heritage NSW contacted;<br>(b) a suitably qualified archaeologist must be contacted to determine the specific nature and significance of the skeletal remains;<br>(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<br>(d) works may only recommence with the written approval of Heritage NSW. | <ul style="list-style-type: none"> <li>Refer to Condition D31 Evidence</li> </ul> | Site personnel advised that there had been no unexpected finds of a burial or skeletal remains during the Audit Period. Therefore, Condition D33 was not triggered.<br><br>The 'Unexpected Finds – European Heritage' contained in the Site Specific Induction mentions the potential for buried "relics, including remains". Similarly, the Unexpected Finds Protocol – Aboriginal Heritage ask workers to look out for "bones or human remains". Neither protocol addresses the requirements to notify NSW Police and Heritage NSW, consult Heritage NSW and to only recommence work with the written approval of the Planning Secretary. | Not triggered     | OFI16 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                 |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                     | EVIDENCE COLLECTED                                                                                     | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                 |                                                                                                        | <p>Section 5.6 of the ACHMP contains a 'Protocol – Discovery of Human Remains' but it does not meet Condition D33(a), (c) or (d) requirements.</p> <p>The CEMP Rev E and CMP Rev A do not include an Unexpected Finds Protocol – Burials, although Section 9.9 of CMP Rev A indicates that one may be available in a relevant report on Aconex.</p> <p>Whilst Condition D33 does not specifically require that an Unexpected Finds Protocol – Burials be prepared, it is considered best practice for a CEMP to include such a protocol so that in the event of such a find, site management will know what to do in order to comply with this condition. As discussed in the findings for Condition D31, a detailed UFP is an administrative control to reduce the risk of non-compliance if the requirements are not met in the event of an unexpected find. This is considered an OFI.</p> <p><b>Recommendation: Prepare an Unexpected Finds Protocol – Burials, so that it clearly identifies all of the Condition D33 requirements, including to notify NSW Police and Heritage NSW, consult Heritage NSW (in addition to the Excavation Director) and only recommence work with the written approval of the Planning Secretary. Alternatively, prepare a single UFP that addresses all of the requirements of Conditions D31, D32 and D33. Attach the UFP to the CEMP.</b></p> |                   |      |
| <b>Waste Storage and Processing</b>                                                |                                                                                                                 |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |      |
| D34                                                                                | All waste generated during construction must be secured and maintained within designated waste storage areas at | <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> </ul> | The CWMS indicates that a designated "Bin Storage" would be located in the SW section of the site near the construction site offices.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                  | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                    | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | COMPLIANCE STATUS | NC # |
|                                                                                    | all times and must not leave the site onto neighbouring public or private properties.                                                                                        | <ul style="list-style-type: none"> <li>Site visit on 23/06/2026</li> <li>CEMP Rev E</li> <li>CWMSP</li> </ul>                                                                                                                                                                                                                                         | <p>However, during the site visit, the Auditors observed that a number of large waste skip bins were located in different areas including in the eastern area of the site and close to the demolition work zone.</p> <p>Two smaller, mobile, lidded waste skip, which were labelled as both "General Waste" and "Food waste only" bins, had been brought towards Gate 1 ready for pickup that were overfull and a box of waste had spilled onto the ground between them.</p> <p>However, the majority of the site, excluding the active demolition waste zone, appeared relatively tidy.</p> <p>No waste was observed leaving the site onto neighbouring public or private properties.</p> <p>Overall, Condition D34 is considered compliant.</p> |                   |      |
| 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 23/06/2026</li> <li>Site visit on 23/06/2026</li> <li>Chalouhi, Q4838 Greenwich Hospital Demo Tipping Register.pdf</li> <li>Stage 1 Early Works Validation Assessment</li> <li>JKE Letter to HammondCare, C/- TSA Riley, Waste Classification Assessment,</li> </ul> | <p>Documentation provided by Hindmarsh and JKE indicate that waste is being classified and managed generally in accordance with Condition D35 requirements. Waste classification reports are presented in the Stage 1 Early Works Validation Assessment report.</p> <p>Demolition waste appears to be sorted by Chalouhi into eight waste streams: Demolition Waste (carpet, furniture, etc); Asbestos; Green Waste; Bricks; Concrete; Timber; Steel/Copper; and Aluminium. Only the Bricks, Concrete and metals were recycled.</p> <p>The Auditors have no reason to believe that Condition D35 is not being complied with.</p>                                                                                                                  | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                     |                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |       |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                         | EVIDENCE COLLECTED                                                                                                                       | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | COMPLIANCE STATUS | NC #  |
|                                                                                    |                                                                                                                                                                                     | Greenwich Hospital Redevelopment – Fill Mound, 95-115 River Road, Greenwich, NSW, 10/06/2026                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |       |
| 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>Site visit on 23/06/2026</li> <li>CEMP Rev E</li> <li>CWMSP</li> </ul>                            | <p>The CWMSP refers to management of demolition concrete waste and construction concrete (excess) waste, which are required to be “Separated on site and crushed for use in pavement and/or temporary access road construction”, but it does not refer to rinse water from concrete construction activities. This is considered an OFI.</p> <p>Given that concrete construction has not yet commenced, it is considered unlikely that concrete rinse water would have been generated during the Audit Period.</p> <p>The Auditors did not observe evidence of concrete rinse water being disposed of on-site or impacting a watercourse. The Auditors have no reason to believe that Condition D36 is not being complied with.</p> <p><b>Recommendation: Consider updating the CEMP and/or CWMSP to address the management of liquid concrete and concrete rinse water to ensure that it is not discharged to ground or allowed to enter a stormwater drain or watercourse.</b></p> | Compliant         | OFI17 |
| 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>Interview with TSA Riley and Hindmarsh on 23/06/2026</li> <li>Site visit on 23/06/2026</li> </ul> | The CWMSP contains measures for recording the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Compliant         |       |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                      | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                              | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>Chalouhi, Q4838 Greenwich Hospital Demo Tipping Register.pdf</li> <li>Stage 1 Early Works Validation Assessment</li> </ul>                                                                                                                                                                                                                                               | <p>Chalouhi provided an excerpt from a "DEMO TIPPING REGISTER" that records the Material Classification and Tip Site (e.g. Bingo, Glenorie, Sell and Parker and Camellia). The Chalouhi documentation also indicates the "Material" streams and whether they are recycled or not.</p> <p>A copy of a "HammondCare Greenwich Stage 1 Waste Disposal Tracking Register", reportedly maintained by Hindmarsh, is presented in Appendix 14 of the Stage 1 Early Works Validation Assessment report. It records the waste classification, quantity and disposal locations of the various wastes.</p> <p>The documentation generally meets Condition D37 requirements.</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>Site visit on 23/06/2026</li> <li>Square Civil Pty Ltd, Demolition Management Plan, Revision 1.4, 07/05/2026</li> <li>Chalouhi, Q4838 Greenwich Hospital Demo Tipping Register.pdf</li> <li>Stage 1 Early Works Validation Assessment               <ul style="list-style-type: none"> <li>Clearsafe Environmental Solutions, Asbestos Management</li> </ul> </li> </ul> | <p>Appendix I1 of the Stage 1 Early Works Validation Assessment presents the following asbestos related documentation:</p> <ul style="list-style-type: none"> <li>Appendix I1 – Asbestos Management Plan (AMP);</li> <li>Appendix I2 – Asbestos Clearance Certificates</li> <li>Appendix I3 – Airborne Asbestos Fibre Monitoring Results</li> <li>Appendix I4 – Off-site Waste Disposal Log</li> <li>Appendix I5 – Waste Disposal Documentation Special Waste (Asbestos), comprising NSW EPA Integrated Waste Tracking Solution (IWTS) records, Delivery Dockets and an Environment Protection Licence (EPL) for the waste receiving facility, Blacktown Waste Services Pty Limited.</li> </ul> <p>Although the above records were issued during the previous Audit period, they were presented</p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |       |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                             | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                       | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | COMPLIANCE STATUS | NC #  |
|                                                                                    |                                                                                                                                                                                                                                                                                                                         | Plan, Revision 0, 21/07/2025                                                                                                                                                                                                                                                                                                                                                             | <p>in the Stage 1 Early Works Validation Assessment report, which was issued during the current Audit period.</p> <p>As discussed in the findings for Condition D3, the demolition and asbestos removal work is being carried out by Square Civil, trading as Chalouhi. Square Civil hold required licences for Friable Asbestos Removal and the Transport of trackable waste, issued by SafeWork NSW and the NSW EPA, respectively.</p> <p>The documentation provided for review appears comprehensive and generally meets Condition D38 requirements. The Auditors have no reason to believe that the development has not complied with condition D38 during the Audit Period.</p>                                                                                                                                                               |                   |       |
| <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 23/06/2026</li> <li>JHA Letter to BM+G, Certificate of Design Electrical Services – Condition B18, 27/02/2026</li> </ul> <p>Following factual review:</p> <ul style="list-style-type: none"> <li>JHA Email to TSA Riley, Re: IEA3 Audit (D39) – Lighting Compliance Confirmation, 11/11/2026</li> </ul> | <p>JHA issued a Certificate of Design Electrical Services to the Certifier for CC2, 18/06/2026 that certifies that the design for electrical services is in accordance with AS 4282 Control of the obtrusive effects of outdoor lighting. However, it does not address best practice lighting design requirements identified in the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023).</p> <p>Following factual review, TSA Riley provided correspondence from JHA that advised that the “external lighting design provided by JHA under the previous design package was developed with consideration of the Best Practice Lighting Design principles identified in Appendix A of the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023)” and reiterated the lighting design principles. JHA also advised that “PRO</p> | Compliant         | OFI18 |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                     |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                         | EVIDENCE COLLECTED              | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                     |                                 | <p><i>Electrical [were] currently finalising the design under the D&amp;C arrangement. Accordingly, confirmation of compliance with Condition D39 for the final D&amp;C design will be provided by PRO Electrical upon completion of the design”.</i></p> <p>Based on the information provided, Condition D39 is considered compliant with an OFI recommendation.</p> <p><b>Recommendation: Obtain certification that the final design for external lighting will meet best practice lighting design identified in the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023) in accordance with Condition D39 requirements for relevant areas.</b></p>                                                                                                                                                                                                |                   |      |
| <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. | Refer to Condition C36 Evidence | <p>As discussed in the Condition C36 findings, an Addendum to Remediation Action Plan (ADD-RAP) was revised to the satisfaction of the Site Auditor and issued on 29/10/2025, which “refined site boundaries and established the framework for staged DGI and validation works refine site boundaries and establish the framework for staged DGI and validation works”. The RAP has yet to be updated in accordance with Condition C36(c).</p> <p>The Site Auditor’s IAA1 indicated that he was “satisfied that remediation and validation works within the Stage 1 EW have been undertaken in general accordance with the RAP and ARAP [i.e. ADD-RAP]”.</p> <p>Based on the Stage 1 Early Works Validation Assessment report and IAA1, the Auditors have no reason to believe that remediation of the site is not being carried out in accordance with the</p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                  |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                      | EVIDENCE COLLECTED                                                                                                                                                                                                                           | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                  |                                                                                                                                                                                                                                              | RAP and ADD-RAP. Condition D40 is considered 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>IAA1</li> </ul>                                                                                                                                                                                       | <p>The Site Auditor's IAA1 indicated that "Based on the information presented in the reviewed reports and observations made on site, the Auditor agrees with the conclusions presented by JKE and is satisfied that remediation and validation works within the Stage 1 EW have been undertaken in general accordance with the RAP and ARAP."</p> <p>Based on the IAA1, Condition D41 is considered compliant.</p>                                                                                                                     | Compliant         |      |
| 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>IAA1</li> </ul>                                                                                                                                                                                       | <p>The Site Auditor's IAA1 indicated that he anticipates "that a Section A Site Audit Statement (SAS) and Site Audit Report (SAR) will be prepared to assess the suitability of the GH redevelopment site once remediation of all stages of development has been satisfactorily completed in accordance with the RAP and ARAP". There is no indication by the Site Auditor that the risk level in relation to any pre-existing contamination on the site will change.</p> <p>Based on IAA1, Condition D42 is considered compliant.</p> | 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>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> <li>This Audit report</li> <li>NSW Department of Planning, Industry and Environment, Independent Audit Post Approval Requirements, May</li> </ul> | This Audit and the previous two IEAs have been carried out generally in accordance with the IAPAR 2020.                                                                                                                                                                                                                                                                                                                                                                                                                                | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                  | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                            | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2020 ( <b>IAPAR 2020</b> )                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |      |
| 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>DPHI Letter to HammondCare, Subject: Greenwich Hospital Redevelopment - Independent Environmental Auditor Agreement Request, 17/04/2025</li> <li>DPHI Letter to HammondCare, Subject: Greenwich Hospital Detailed Design - D44 Appointment of Experts, 24/06/2026</li> </ul> | The Department approved the audit team for the duration of construction and the initial operational audit of the development, as attached in <b>Appendix B</b> .                                                                                                                                                                                                                                                          | 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 23/06/2026</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:<br>(a) review and respond to each Independent Audit Report prepared under condition D43 of this consent;<br>(b) submit the response to the Planning Secretary and the Certifier; and<br>(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>IAPAR 2020</li> <li>1<sup>st</sup> IEA</li> <li>2<sup>nd</sup> IEA</li> <li>IEA#2RR</li> <li>DPHI Email to HammondCare, Greenwich Hospital Redevelopment - Detailed Design - Post Approval Document Received - (SSD-13619238-PA-24), 05/12/2025</li> </ul>                   | <p>TSA Riley prepared an Independent Environmental Audit (IEA #2) – Proponent Review &amp; Response, issued on 04/12/2025. It was submitted to DPHI via email on 08/12/2025. However, no evidence has been provided to show that it was submitted to the Certifier, which is non-compliant.</p> <p>Both the 2<sup>nd</sup> IEA and IEA#2RR are publicly available on HammondCare's <a href="#">Greenwich Hospital</a></p> | Compliant         |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                    | EVIDENCE COLLECTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | COMPLIANCE STATUS | NC # |
|                                                                                    |                                                                                                                                                                                | <ul style="list-style-type: none"> <li>TSA Riley and DPHI Emails, RE: Greenwich Hospital IEA (SSD-13619238) – Second IEA Submission and Review, 08/12/2025</li> <li><a href="#">Greenwich Hospital IEA2 Audit Report</a></li> <li><a href="#">Greenwich IEA2 Proponent Response</a></li> </ul> <p>Following factual review:</p> <ul style="list-style-type: none"> <li>HammondCare Email, FW: Greenwich Stage 1 - IEA #2 - Notification to Certifier Condition D46(b) and D47, 07/09/2026, with attached: <ul style="list-style-type: none"> <li>IEA#2RR</li> </ul> </li> <li>TSA Riley and HammondCare Emails, FW: Action Required Greenwich IEA #2 - Portal Upload, 08/12/2025, with attached: <ul style="list-style-type: none"> <li>2<sup>nd</sup> IEA</li> <li>IEA#2RR</li> </ul> </li> <li>8_12_2025 Website.png</li> </ul> | <p><a href="#">Development</a> website, although it is not known when they were made publicly available.</p> <p>Following factual review, HammondCare provided correspondence to the Certifier sharing the previous independent audit report, 2<sup>nd</sup> IEA, via a link and the IEA#2RR. Correspondence was also provided to show that the 2<sup>nd</sup> IEA and IEA#2RR were made publicly available on the same day that they were submitted to the Planning Secretary.</p> <p>Based on the documentation provided, Condition D46 is considered compliant.</p> |                   |      |
| 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 | <ul style="list-style-type: none"> <li>Refer to Condition D46 Evidence</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The site visit for the 2 <sup>nd</sup> IEA was conducted on 08/10/25. The Independent Audit Report (file name: Greenwich Hospital IEA 2_Audit                                                                                                                                                                                                                                                                                                                                                                                                                          | Compliant         |      |

| <b>Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                  |                                                                                                                                                                                                                                            |                          |             |
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| <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> |
|                                                                                           | inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.                                                                                                                                                                                                                                                                                                              |                                                                  | Report_V2.0) was submitted to the Department on 05/12/25, and the Applicant's response was submitted to the Department on 08/12/2025, which was within 2 months of undertaking the site inspection. Condition D47 is considered 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.                                                                                                                  |                                                                  | Operation has yet to commence.                                                                                                                                                                                                             | 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 claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC.                                                                                                                    | <ul style="list-style-type: none"> <li>Staging Report</li> </ul> | To be triggered prior to completion of relevant stage of works.                                                                                                                                                                            | Not triggered            |             |
| E3                                                                                        | The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days upon request.                                                                                                                                                                                                                                                                                                            | <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                                                                                                                                                        | <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, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                  |                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | EVIDENCE COLLECTED                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
|                                                                                    | Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 are to be submitted to the satisfaction of the Planning Secretary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                  |                                                                 |                   |      |
| <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                                                                                 | <p>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:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(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);</li> <li>(c) be submitted to the satisfaction of the Certifier;</li> <li>(d) be forwarded to Council for information; and</li> <li>(e) be provided to the Planning Secretary within seven days upon request</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>Repair of Public Infrastructure</b>                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                  |                                                                 |                   |      |
| E7                                                                                 | <p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</li> <li>(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</li> <li>(c) pay compensation for the damage as agreed with the owner of the public infrastructure.</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     |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                  |                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | EVIDENCE COLLECTED                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
|                                                                                    | <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                  |                                                                 |                   |      |
| <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:<br>(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;<br>(b) be provided to the owner of the relevant buildings surveyed;<br>(c) be provided to the Certifier; and<br>(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. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.                                                                                                                                                                                                                                                                  | <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>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                                                                                                                                                                                                                                                                                                       | <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, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                  |                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                 | EVIDENCE COLLECTED                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
|                                                                                    | persons as defined in the State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004 as follows: (a) seniors or people who have a disability; (b) people who live within the same household with seniors or people who have a disability; or (c) staff employed to assist in the administration of and provision of services to the residents on the site.                                                  |                                                                  |                                                                 |                   |      |
| <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>                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                  |                                                                 |                   |      |
| 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                                                                                                                                                                                                                                                                        | <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, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                  |                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | EVIDENCE COLLECTED                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
|                                                                                    | finished ground levels have been constructed as approved, must be submitted to and approved by the Certifier.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                  |                                                                 |                   |      |
| <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: <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified traffic consultant in consultation with Council;</li> <li>(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;</li> <li>(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;</li> <li>(d) include specific tools and actions to help achieve the objectives and mode share targets;</li> <li>(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;</li> <li>(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</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     |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                  |                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | EVIDENCE COLLECTED                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
|                                                                                    | for travel surveys to identify travel behaviours of users (residents and employees) of the development; and (g) a monitoring and review program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                  |                                                                 |                   |      |
| <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     |      |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <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, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                  |                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EVIDENCE COLLECTED                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
|                                                                                    | Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                  |                                                                 |                   |      |
| <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:<br>(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and<br>(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, evidence must be submitted to the satisfaction of the Certifier, which demonstrates that:<br>(a) the car-parking, service vehicle areas, bicycle parking facilities comply with condition B9 and condition B10;<br>(b) appropriate pedestrian and cyclist advisory signs are to be provided;<br>(c) all works/regulatory signposting associated with the proposed developments have been undertaken at no cost to the relevant roads authority;<br>(d) the bicycle parking spaces are located in easy to access, well-lit areas that incorporate passive surveillance; 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, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                  |                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | EVIDENCE COLLECTED                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
|                                                                                    | (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:<br>(a) the development is structurally adequate for the approved use of the building as a hospital building or residential aged care facility, as relevant;<br>(b) any structures below the PMF level have been constructed from flood compatible building components;<br>(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) ;<br>(d) the building has been constructed so that the part of the building that will be used for egress by those sheltering in place during a PMF event will be safe to be used for this purpose after the flood waters recede from the PMF flood, as required by condition B5(d); and<br>(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. | <ul style="list-style-type: none"> <li>Staging Report</li> </ul> | To be triggered prior to completion of relevant stage of works. | Not triggered     |      |
| E28                                                                                | A copy of the Certificate(s) required by condition E27, with an electronic set of final drawings (contact approval authority for specific electronic format), must be submitted to the approval authority and the Council after:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <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, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                  |                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | EVIDENCE COLLECTED                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
|                                                                                    | (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and<br>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.                                                                                                                                                                                                                                                |                                                                  |                                                                 |                   |      |
| <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:<br>(a) maintenance schedule of all stormwater quality treatment devices;<br>(b) record and reporting details;<br>(c) relevant contact information; and<br>(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 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. | <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>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                                                                                                                                                                                                                                                                                                                                                                   | <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, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                  |                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | EVIDENCE COLLECTED                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
|                                                                                    | demonstrates that installed lighting associated with the Development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:<br>(a) complies with the AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997);<br>(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;<br>(c) addresses best practice lighting design identified in the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023), including: using adaptive controls, directing lighting to avoid impact; using shielded lights; lowering lights; considering lumens in light selection; using motion sensors; and low glare lighting; and<br>(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. |                                                                  |                                                                 |                   |      |
| <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 submitted evidence must 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 Stage 3 works.           | Not triggered     |      |
| <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:<br>(a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage NSW and Council;<br>(b) include provision for naming elements within the development that acknowledges the site's heritage;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <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, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                  |                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | EVIDENCE COLLECTED                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
|                                                                                    | (c) address any findings from archaeological investigations; and<br>(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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                  |                                                                 |                   |      |
| <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:<br>(a) be prepared by a suitably qualified consultant;<br>(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);<br>(c) detail the result of monitoring works and any salvage excavation undertaken in accordance with condition C31; and<br>(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     |      |
| 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     |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                  |                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | EVIDENCE COLLECTED                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
| <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:<br>(a) detail the type and quantity of waste to be generated during operation of the development;<br>(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);<br>(c) detail the materials to be reused or recycled, either on or off site; and<br>(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.                                                         | <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:<br>(a) the Applicant must engage a NSW EPA-accredited Site Auditor to confirm the appropriateness of the site for the proposed use. The Applicant must obtain from a NSW EPA-accredited Site Auditor a Section A2 Site Audit Statement accompanied by an Long Term Environmental Management Plan (LTEMP) prepared by a certified consultant and submit it to the Planning Secretary and relevant Council for information no later than one month before the commencement of operation; and<br>(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. | <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, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EVIDENCE COLLECTED | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
| <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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | • Staging Report   | 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:<br>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping;<br>(b) describe the measures to manage overgrown vegetation impacting sightlines and affecting pedestrian and vehicle safety; and<br>(c) be consistent with the plans required under condition B11. | • Staging Report   | To be triggered prior to completion of relevant stage of works. | Not triggered     |      |
| E44                                                                                | The Applicant must not commence operation of the relevant Stage until the OLMP and VMP, where relevant, for that Stage is approved by the Certifier.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | • Staging Report   | To be triggered prior to completion of relevant stage of works. | Not triggered     |      |
| <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.                                                                                                                                                                                                                                                 | • Staging Report   | To be triggered prior to completion of relevant stage of works. | Not triggered     |      |
| <b>Asset Protection Zones</b>                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                                                                 |                   |      |
| E46                                                                                | Prior to the issue of the relevant occupation certificate, the APZ identified in HammondCare SSD Application - Greenwich Hospital letter, prepared by Travers bushfire & ecology, dated 7 March 2024, must be managed as an inner protection zone (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.                                                                                                                                                                                                                                                                                                                                                                 | • Staging Report   | To be triggered prior to completion of relevant stage of works. | Not triggered     |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                  |                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | EVIDENCE COLLECTED                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
|                                                                                    | <p>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> |                                                                  |                                                                 |                   |      |
| <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> <p>(c) is prepared in consultation with Council, EHG, SES, Ambulance NSW, the relevant health area and fire agency servicing the area; and</p> <p>(d) includes details of:</p> <p>(i) the flood emergency responses for operational phase of the development;</p> <p>(ii) predicted flood levels;</p> <p>(iii) flood warning time and flood notification;</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     |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                  |                                                                 |                   |      |
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| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | EVIDENCE COLLECTED                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
|                                                                                    | (iv) assembly points and evacuation routes;<br>(v) intended evacuation and refuge protocols; and<br>(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:<br>(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<br>(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:<br>(a) home delivered meals;<br>(b) personal care and home nursing; and<br>(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>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                                                                                                                                                                                                                                                                                                                                                                                      | <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, Audit Period 9 October 2025 to 23 June 2026</b> |                                                                                                                                                                                                                                                                                                                                                    |                                                                  |                                                                 |                          |             |
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| <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> |
|                                                                                           | 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.                                             |                                                                  |                                                                 |                          |             |
| <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            |             |
| F11                                                                                       | Short term operational noise monitoring must be:<br>(a) carried out within four months of commencement of use of Stages 2 and 3 approved by this development consent; and<br>(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            |             |

| <b>Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                  |                                                                                        |                          |             |
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| <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> |
| 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 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 | <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            |             |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                  |                                                                 |                   |      |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------|-------------------|------|
| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                     | EVIDENCE COLLECTED                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
|                                                                                    | 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:<br>(a) the requirements of all relevant Australian Standards (including compliance with AS 1894 (1997) for the storage of liquid oxygen); and<br>(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     |      |
| 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     |      |

| Table A: Compliance with SSD 13619238, Audit Period 9 October 2025 to 23 June 2026 |                                                                                                                                                                                                                                            |                                                                  |                                                                 |                   |      |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------|-------------------|------|
| APPROVAL (ID)                                                                      | REQUIREMENT                                                                                                                                                                                                                                | EVIDENCE COLLECTED                                               | INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS                  | COMPLIANCE STATUS | NC # |
| <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**

### **PLANNING SECRETARY APPROVALS**

## Department of Planning, Housing and Infrastructure

NSW Planning ref: SSD-13619238-PA-26

Lauren Marler  
Project Manager  
HAMMONDCARE  
ACN 000 026 219  
4/207B Pacific Highway  
St Leonards NSW 2065  
22/12/2025

---

Sent via the Major Projects Portal only

Subject: Greenwich Hospital Redevelopment project– Request to vary Independent Environmental Audit frequency

Dear Ms Marler

I refer to your request to vary the frequency of construction Independent Environmental Audits (**IEA**) for the Greenwich Hospital Redevelopment project, SSD-13619238 as modified (**consent**), submitted to the NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 16 December 2025.

I note that the reasons for the request are as follows:

1. There will be a gap between the Stage 1 works and the commencement of Stages 2 and 3, with Stage 1 completing in January 2026 and the following stages commencing in April 2026.
2. This leaves a three-month period where no construction works will be undertaken, and the current IEA timing would fall within this period.
3. The project is requesting a 12-week variation to commence the next IEA in July 2026, to capture both the final Stage 1 works and construction works under Stages 2 and 3.

NSW Planning has considered the reasons above and does not object in the circumstances.

Pursuant to Schedule 2, Condition D45 of the consent, as nominee of the Planning Secretary I require the third construction IEA for the project to be undertaken on or before **31 July 2026**.

Please include a copy of this letter in the final IEA report as evidence of the timing variation.

Should you wish to discuss the matter further, please contact Brigitte Healey, Senior Compliance Officer on (02) 8229 2936 or email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

## Department of Planning, Housing and Infrastructure

Yours sincerely

A handwritten signature in blue ink, appearing to read "Samuel Condon".

Samuel Condon  
A/Team Leader Compliance - Housing, Infrastructure & Social  
Compliance

As nominee of the Planning Secretary

## Department of Planning, Housing and Infrastructure

Reference: SSD-13619238-PA-32

Lauren Marler  
Project Manager  
HammondCare  
ACN 000 026 219  
207B Pacific Highway  
St Leonards NSW 2065  
24/06/2026

---

Sent via the Major Projects Portal only

Subject: Greenwich Hospital Detailed Design - D44 Appointment of Experts

Dear Ms Marler

I refer to your request (SSD-13619238-PA-32) for the Planning Secretary's agreement to update the approved Independent Environmental Audit (**IEA**) team for the construction phase of the Greenwich Hospital Redevelopment project, submitted as required by Schedule 2, Condition D44 of SSD-13619238 as modified (**consent**) to the NSW Department of Planning, Housing and Infrastructure (**Department**).

I note that an audit team comprising Vanessa Perkins as lead auditor and Emily Rowe as alternative lead auditor was previously approved under PA-12 for this project. This request seeks the Planning Secretary's agreement for the inclusion of Jenny Auld in the capacity of assistant auditor.

The Department has reviewed the proposed amendment to the audit team and, based on the information provided, is satisfied that the nominated individual is suitably qualified, experienced and independent.

In accordance with Schedule 2, Condition D44 of the consent and the Department's *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I endorse the following independent audit team:

- Vanessa Perkins as lead auditor;
- Emily Rowe as alternate lead auditor; and
- Jenny Auld as assistant auditor.

Please note:

- This correspondence must be appended to the Independent Audit Report.
- The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of consent and the Department's *Independent Audit Post Approval Requirements* (2020). Failure to meet these requirements will require revision and resubmission.

## Department of Planning, Housing and Infrastructure

- The above audit team is approved for the duration of construction and the initial operational audit of the development. However, the Department reserves the right to request an alternate auditor or audit team at any time.
- Any change to the auditor or auditor roles must be approved by the Planning Secretary prior to the audit commencing.
- The Lead Auditor must attend the site inspection component of the audit.
- The audit period is the day after the site inspection date of the previous audit, to the final site inspection date of the current audit.

Notwithstanding the endorsement of the above independent audit team for the project, each respective project approval or consent requires a request for endorsement of the independent auditor or audit team be submitted to the Department, for consideration of the Planning Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

Should you wish to discuss the matter further, please contact Divyansh Kumar, Compliance officer on (02) 9274 6308 or email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read "Rajesh Mottey".

Rajesh Mottey  
Team Leader  
Compliance

As nominee of the Planning Secretary

## Department of Planning, Housing and Infrastructure

Reference: SSD-13619238-PA-35

Lauren Marler  
Project Manager  
HammondCare  
Level 4, 207B Pacific Highway  
St Leonards, NSW 2065  
24/08/2026

---

Sent via the Major Projects Portal only

**Subject: Greenwich Hospital Detailed Design - Request for varied timeframe to submit IEA 3 Report**

Dear Ms Marler

I refer to your request seeking a variation to the timeframe for submission of the third Independent Environmental Audit (**IEA**) Report and the Proponent's Response to Audit Recommendations (**RAR**) for Greenwich Hospital Redevelopment project under SSD-13619238 (**Consent**), received by the NSW Department of Planning, Housing and Infrastructure (**Department**) on 17 August 2026.

The Department notes that:

1. The third IEA report and RAR were originally due to be submitted by 23 August 2026,
2. the request is sought due to an unforeseen change within the project team following completion of the audit site inspection; and
3. the requested variation is not substantial in nature.

In consideration of the above factors, and in accordance with Condition D47 of the Consent, I, as the nominee of the Planning Secretary, approve an extension to **20 September 2026** for the submission of the third IEA report and RAR.

Should you wish to discuss the matter further, please contact Divyansh Kumar, Compliance Officer on 02 9274 6308 or email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Yours sincerely



Rajesh Mottey  
Team Leader  
Compliance

## Department of Planning, Housing and Infrastructure

As nominee of the Planning Secretary

## **APPENDIX C CONSULTATION**

**From:** [Divyansh Kumar](#) on behalf of [DPE PSVC Compliance Mailbox](#)  
**To:** [Emily Rowe](#)  
**Subject:** Re: Greenwich Hospital Redevelopment (SSD 13619238) Independent Environmental Audit 3, Request for Consultation with DPHI [Filed 22 Jun 2026 15:47]  
**Date:** Monday, 22 June 2026 2:17:44 PM  
**Attachments:** [image.png](#)  
[image.png](#)  
[Outlook-LCTG on De.png](#)

---

Hi Emily,

Thank you for your email regarding the upcoming audit for the Greenwich Hospital Redevelopment Project (SSD-13619238).

The Department does not require any additional issues for inclusion within the scope of the Audit that are not already captured by the Consent and the Department's *Independent Audit Post Approval Requirements (May 2020)*.

Notwithstanding the above, the Department notes matters raised in the previous audit determination, including the implementation of recommended actions relating to historical heritage management and ensuring that all personnel are aware of relevant Consent requirements. The Department also notes that the previous audit identified that an Assistant Auditor had not been approved and reminds the audit team to ensure that all auditors are approved prior to the commencement of the audit.

The Department notes that the EPA previously advised that it does not regulate the hospital and had no comments on the Independent Environmental Audit. The Department therefore requests that you consult with the local council as part of this process, to ensure all relevant local considerations are captured.

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

Regards,  
Div

**Divyansh Kumar**

Planning Compliance Officer

**Department of Planning, Housing and Infrastructure**

**T** 02 9274 6308 | **M** 0458 001 751 | **E** [Divyansh.kumar@dphi.nsw.gov.au](mailto:Divyansh.kumar@dphi.nsw.gov.au)

[dphi.nsw.gov.au](http://dphi.nsw.gov.au)

Locked Bag 5022 | 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2124

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



---

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

Please consider the environment before printing this email.

---

**From:** Emily Rowe <EROWE@ramboll.com>

**Sent:** Tuesday, June 16, 2026 3:26 PM

**To:** DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>

**Cc:** Sam Condon <Samuel.Condon@dphi.nsw.gov.au>; Nicole Slezak <nicole.slezak@dphi.nsw.gov.au>; Jenny Auld <JAULD@ramboll.com>

**Subject:** Greenwich Hospital Redevelopment (SSD 13619238) Independent Environmental Audit 3, Request for Consultation with DPHI

Hi Sam and Nicole,

Please find attached a request for consultation on the scope of the 3<sup>rd</sup> Independent Environmental Audit (IEA) of the Greenwich Hospital Redevelopment (SSD 13619238).

I am the Lead Auditor for this audit while Vanessa Perkins is on leave.

Please note that I do not propose to consult the EPA for this audit as the EPA previously advised that "As the EPA does not regulate the hospital, we have no comment on the IEA". However, let me know if the Department still requires us to consult the EPA.

Please don't hesitate to call me if you have any questions or wish to provide your input.

Kind regards

**Emily Rowe**

Managing Consultant

3182678 - Sydney Consulting

M +61 434 180 346

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

---

Ramboll

Level 3, 100 Pacific Highway,

North Sydney,

NSW 2060,

Australia

<https://ramboll.com>

16 June 2026

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);  
[nicole.slezak@dpie.nsw.gov.au](mailto:nicole.slezak@dpie.nsw.gov.au)  
[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Dear Sam and Nicole,

**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 3<sup>rd</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 DPHI, to obtain its input into the scope of the audit in accordance with Condition D43, Schedule 2, Part D, SSD 13619238 and the *Independent Audit Post Approval Requirements* (2020).

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

Ref: 318002262-002

Ramboll requests that you provide your requirements to Emily Rowe ([erowe@ramboll.com](mailto:erowe@ramboll.com); 0434 180 346) 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**



Emily Rowe (Lead Auditor)  
Managing Consultant

**From:** [lccouncil](#)  
**To:** [Emily Rowe](#)  
**Subject:** Automatic Reply: Greenwich Hospital Redevelopment (SSD 13619238) Independent Environmental Audit 3, Request for Consultation with DPHI [Filed 16 Jun 2026 16:36]  
**Date:** Tuesday, 16 June 2026 3:25:08 PM  
**Attachments:** [image001.png](#)

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Thank you for contacting Lane Cove Council.

We have received your email and it will be forwarded to the appropriate staff member for attention.

If your query is urgent or time sensitive, please call Council on 02 9911 3555 between 9:00 am and 5:00 pm Monday to Friday and our Customer Experience Team will assist you.

Please note, Council is no longer actioning requests made via the Snap Send Solve App. Please submit your request for service via Council's online platform at [Got a request? We're listening!](#)

Thank you.

Information Management Team  
Corporate Services and Strategy Division  
**Lane Cove Council**

Tel: (02) 9911 3555

---

**From:** EROWE@ramboll.com  
**Sent:** 6/16/2026 5:24:51 AM +00:00  
**To:** service@lanecove.nsw.gov.au  
**Subject:** Greenwich Hospital Redevelopment (SSD 13619238) Independent Environmental Audit 3, Request for Consultation with DPHI

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

Hello Lane Cove Council,

Please find attached a request for consultation on the scope of the 3<sup>rd</sup> Independent Environmental Audit (IEA) of the Greenwich Hospital Redevelopment (SSD 13619238).

I am the Lead Auditor for this audit. Please don't hesitate to call me if you have any questions or wish to provide your input to the audit scope.

Kind regards

**Emily Rowe**

Managing Consultant  
3182678 - Sydney Consulting

M +61 434 180 346  
[erowe@ramboll.com](mailto:erowe@ramboll.com)

---

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

16 June 2026

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) 3<sup>rd</sup> Independent Environmental  
Audit - Request for Consultation with Lane Cove Council**

Ramboll Australia Pty Ltd (Ramboll) has been engaged by HammondCare to conduct the 3<sup>rd</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 Emily Rowe ([erowe@ramboll.com](mailto:erowe@ramboll.com); 0434 180 346) for the purpose of this consultation. We would greatly appreciate a prompt response.

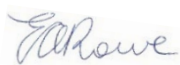
Ramboll Australia Pty Ltd  
Level 3, 100 Pacific Highway  
PO Box 560  
North Sydney NSW 2060

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

Ref: 318002262-002

Please contact the undersigned if you have any queries.

Yours faithfully,  
**Ramboll Australia Pty Ltd**



Emily Rowe (Lead Auditor)  
Managing Consultant

## **APPENDIX D**

### **INDEPENDENT AUDIT DECLARATION FORMS**

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**Final Independent Audit Report Declaration Form – Lead Auditor**

Project Name: Greenwich Hospital Redevelopment  
Application Number: SSD 13619238  
Project Address: 95-115 River Road, Greenwich NSW 2065 (Lots 3 and 4, DP584287)  
Proponent: HammondCare  
Title of Audit: Independent Environmental Audit 3, SSD 13619238, Greenwich Hospital  
Date: 18 September 2026

---

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: Emily Rowe

Signature:



Qualification: BEng (Chemical), Exemplar Global Lead Auditor Certificate No. C-374819

Company: Ramboll Australia Pty Ltd

Company Address: Level 3, 100 Pacific Highway, North Sydney NSW 2060

## **APPENDIX E**

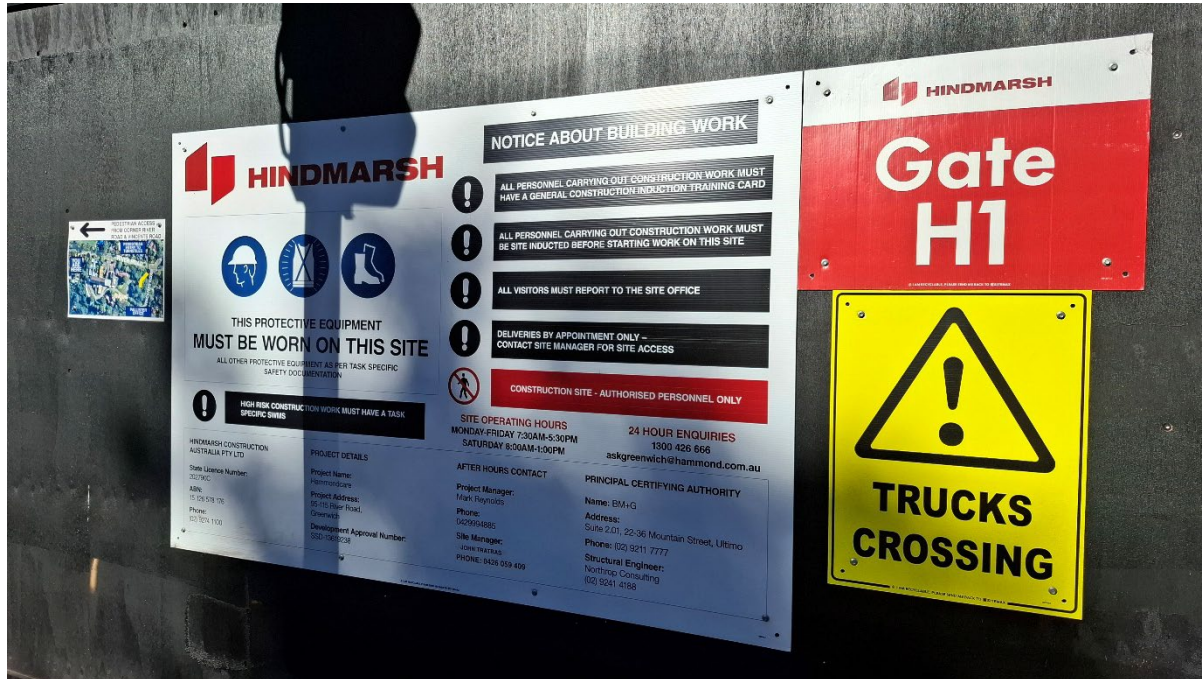
### **SITE INSPECTION PHOTOGRAPHS**



1. Pedestrian site entrance and Emergency Assembly Point at the corner of River Road and St Vincents Road. 23/06/2026



2. Gate 1 (or H1) entrance from River Road. SafeWork NSW Notices posted to the right of the gate. 23/06/2026



3. Site Notice located at Gate 1 (or H1) entrance to from River Road. 23/06/2026



4. Looking west along River Road from the Gate 1 (or H1) entrance. No trucks queuing or obstructions or evidence of tracking of dirt onto the public way. 23/06/2026



5. Looking west along River Road from near the Gate 2 (or H2) entrance. Coir logs inside the orange barriers, partly covered with mulch, needed maintenance. No trucks queuing or obstructions or evidence of tracking of dirt onto the public way. 23/06/2026



6. Looking east along River Road from near the Gate 2 (or H2) entrance. No trucks queuing or obstructions or evidence of tracking of dirt onto the public way. 23/06/2026



**7. Looking east along the River Road footpath from near the Gate 2 (or H2) entrance. No obstructions on the public way. 23/06/2026**



**8. Completed substation near the Gate 2 (or H2) entrance. 23/06/2026**



9. Construction site signage on the hoarding near the River Road bus stop. Implemented tree protection measures and Tree Protection Zone signage. 23/06/2026



10. Implemented tree protection and erosion and sediment control measures. 23/06/2026



**11. Implemented tree protection measures. 23/06/2026**



**12. Implemented tree protection measures around a tree located near Pallister House. 23/06/2026**



**13. Nest box observed in the eastern part of the site, with the St Vincents Road driveway to the left. 23/06/2026**



**14. Implemented tree protection measures and a nest box observed in the south-eastern corner of the site. 23/06/2026**



**15. Implemented erosion and sediment control measures near the former pool. 23/06/2026**



**16. Site Hive noise monitoring location on the western site boundary. 23/06/2026**



**17. Implemented tree protection measures near the active demolition work zone. Part of the fence was damaged and in need of maintenance. 23/06/2026**



**18. Implemented dust control measure near the active demolition work zone. 23/06/2026**



**19. A construction vehicle parked on St Vincents Road, although it likely to be related to a different construction site (refer to Photograph 20 below). 23/06/2026**



**20. Construction work being carried out at 22 or 24 St Vincents Road. 23/06/2026**



21. One of several emergency evacuation maps and First Aid equipment stations. 23/06/2026



22. Archaeological investigation trench in the eastern part of the construction zone. 23/06/2026



23. Large waste skip bin and water truck in the eastern part of the construction zone. 23/06/2026



24. Portable waste skip bins located near the Gate 1 (H1) entrance ready for collection with some waste spillage. 01/05/2026



25. Asbestos warning signs around an area awaiting asbestos clearances. 23/06/2026



26. A water truck and an asbestos warning sign on the right in an area awaiting asbestos clearances. 23/06/2026