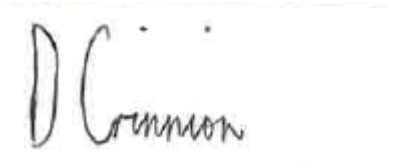
Modification of Development Consent

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

As delegate of the Independent Planning Commission, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Dominic Crinnion
Acting Executive Director
Operations and Planning Delivery

Sydney 15 September 2026

SCHEDULE 1

Development Consent

Approval: **SSD-13619238** granted by the Independent Planning Commission on 28 March 2024

For the following: Greenwich Hospital Redevelopment – Detailed Design, comprising the design, staged construction and operation of the hospital and integrated healthcare campus, including:

- hospital and aged care building (with integrated basement carpark);
- two serviced seniors housing buildings (with integrated basement carpark);
- respite care facility;
- use of 'Pallister House' for research and administrative functions;
- demolition works and remediation;
- site facilities, services and infrastructure works;
- pedestrian and vehicle access and circulation;
- landscaping, including bushland regeneration; and
- signage

Modification 2

Modification: **SSD-13619238-Mod-2:** Amendments to the approved development as follows:

- changes to construction project staging

- minor design changes to landscaping, integrated basement carpark and driveways, lower-level facilities in the hospital building, and facades of seniors living buildings.

Applicant:	HammondCare
Consent Authority:	The Independent Planning Commission
Site:	95-115 River Road, Greenwich (Lots 3 and 4 DP584287)

SCHEDULE 2

1. Schedule 2 Part A – Administrative conditions, condition A2 is amended by the insertion of the **bold and underlined words/numbers** and deletion of the ~~struckout~~ words/numbers as follows:

A2. The development may only be carried out:

a) in compliance with the conditions of this consent;

b) in accordance with all written directions of the Planning Secretary;

(i) generally in accordance with the EIS, Response to Submissions and responses to RFIs;

(ii) **generally in accordance with SSD-13619238-Mod-1, SSD-13619238-Mod-2 and SSD-13619238-Mod-3; and**

c) in accordance with the approved plans in the table below:

Architectural Drawings prepared by *Bickerton Masters*			
Dwg No.	**Rev**	**Name of Plan**	**Date**
DD-SW-0101	~~P24~~ **P25**	Proposed Site Plan	~~7.04.2025~~ **30.09.2025**
DD-SW-0120	P15	Staging Plan	27.06.2023
DD-SW-0121	P12	Stage 1 Plan – Early Works	7.04.2025
DD-SW-0122	~~P13~~ **P14**	**Stage 2&3.1 Plan – Demolition**	~~7.04.2025~~ **30.09.2025**
DD-SW-0123	~~P17~~ **P17**	**Stage 2&3.2 Plan – Construction**	~~7.04.2025~~ **30.09.2025**
~~DD-SW-0124~~	~~P16~~	~~Stage 3.1 Plan – Demolition~~	~~7.04.2025~~
~~DD-SW-0125~~	~~P17~~	~~Stage 3.2 Plan – Construction~~	~~7.04.2025~~
DD-SW-0126	P15	Stage 4 Plan – Construction	27.06.2023
DD-SW-0110	~~P19~~ **P20**	Site Elevations & Sections – Sheet 1	~~7.04.2025~~ **30.09.2025**
DD-SW-0111	P18	Site Elevations & Sections – Sheet 2	27.06.2023
DD-SW-0112	P18	Site Elevations & Sections – Sheet 3	27.06.2023
DD-SW-0113	P18	Site Elevations & Sections – Sheet 4	27.06.2023
DD-SW-0114	P18	Site Elevations & Sections – Sheet 5	27.06.2023
DD-SW-0200	**P30**	**Site Level Plan – Level 1 (Basement)**	**30.09.2025**
DD-SW-0201	**P32**	**Site Level Plan – Level 2 (Setdown)**	**29.07.2026**
DD-SW-0202	**P31**	**Site Level Plan – Level 3 (Mezzanine)**	**29.07.2026**
DD-SW-0203	**P31**	**Site Level Plan – Level 4 (Plaza)**	**29.07.2026**
DD-SW-0204	**P31**	**Site Level Plan – Level 5**	**29.07.2026**
DD-SW-0205	**P29**	**Site Level Plan – Level 6**	**30.09.2025**
DD-SW-0206	**P29**	**Site Level Plan – Level 7**	**30.09.2025**
DD-HST-0100	~~P28~~ **P29**	H&C – Overall Plan – L1	~~7.04.2025~~ **30.09.2025**

DD-HST-0101	~~P27~~ **P29**	H&C – Overall Plan – L2	~~30.09.2025~~ **02.06.2026**
DD-HST-0102	~~P30~~ **P31**	H&C – Overall Plan – L3	~~7.04.2025~~ **30.09.2025**
DD-HST-0103	~~P27~~ **P28**	H&C – Overall Plan – L4	~~7.04.2025~~ **30.09.2025**
DD-HST-0104	~~P28~~ **P29**	H&C – Overall Plan – L5	~~7.04.2025~~ **30.09.2025**
DD-HST-0105	~~P27~~ **P28**	H&C – Overall Plan – L6	~~7.04.2025~~ **30.09.2025**
DD-HST-0106	~~P26~~ **P27**	H&C – Overall Plan – L7	~~7.04.2025~~ **30.09.2025**
DD-HST-0107	P25	H&C – Overall Plan – L8	7.04.2025
DD-HST-0108	P25	H&C – Overall Plan – L9	7.04.2025
DD-HST-0109	P25	H&C – Overall Plan – L10	7.04.2025
DD-HST-0110	P25	H&C – Overall Plan – L11/Roof	7.04.2025
DD-HST-0500	P20	H&C – External Elevations – Sheet 1 (Overall)	7.04.2025
DD-HST-0501	P20	H&C – External Elevations – Sheet 2 (Overall)	7.04.2025
DD-SL-0100	~~P19~~ **P21**	SL – Overall Plan – L1	~~10.03.2025~~ **30.09.2025**
DD-SL-0101	~~P19~~ **P21**	SL – Overall Plan – L2	~~10.03.2025~~ **30.09.2025**
DD-SL-0102	~~P18~~ **P22**	SL – Overall Plan – L3	~~27.06.2023~~ **29.07.2026**
DD-SL-0103	~~P18~~ **P22**	SL – Overall Plan – L4	~~27.06.2023~~ **29.07.2026**
DD-SL-0104	~~P19~~ **P22**	SL – Overall Plan – L5	~~10.03.2025~~ **29.07.2026**
DD-SL-0105	~~P19~~ **P22**	SL – Overall Plan – L6	~~10.03.2025~~ **29.07.2026**
DD-SL-0106	~~P10~~ **P12**	SL – Overall Plan – Roof	~~10.03.2025~~ **30.09.2025**
DD-SL-0500	~~P11~~ **P13**	SL – External Elevations (Overall)	~~10.03.2025~~ **30.09.2025**
DD-SL-0501	~~P11~~ **P13**	SL – External Elevations (Overall)	~~10.03.2025~~ **30.09.2025**
DD-RS-0200	P7	RS – General Arrangement Plan – L1	24.08.2022
DD-RS-0201	P7	RS – General Arrangement Plan – L2	24.08.2022
DD-RS-0202	P7	RS – General Arrangement Plan – L3	24.08.2022
DD-RS-0203	P6	RS – Roof Plan	24.08.2022
DD-RS-0500	P8	RS – External Elevations – Sheet 1	12.09.2022

DD-SW-0901	P5	Signage Details – Location Plan	27.06.2023
DD-SW-0900	P4	Signage Details	27.06.2023
DD-SW-1000	**P2**	**Conceptual SL External Finishes**	**02.06.2026**
Landscape Drawings prepared by *TaylorBrammer*			
Dwg No.	**Rev**	**Name of Plan**	**Date**
LA-001	C	Tree Retention and Removal Plan	11.09.2025
LA-100	~~E~~ **F**	Landscape Masterplan	~~11.09.2025~~ **4.11.2025**
LA-101	~~E~~ **F**	Overall Site Plan 1/4	~~11.09.2025~~ **15.10.2025**
LA-102	~~D~~ **E**	Overall Site Plan 2/4	~~09.10.2023~~ **15.10.2025**
LA-103	~~D~~ **F**	Overall Site Plan 3/4	~~09.10.2023~~ **19.05.2026**
LA-104	~~D~~ **G**	Overall Site Plan 4/4	~~09.10.2023~~ **19.05.2026**
LA-HST-202	~~D~~ **F**	H&C – Level 2	~~09.10.2023~~ **15.10.2025**
LA-HST-203	D	H&C – Level 3	09.10.2023
LA-HST-204	D	H&C – Level 4	09.10.2023
LA-HST-205	D	H&C – Level 5	09.10.2023
LA-HST-206	D	H&C – Level 6	09.10.2023
LA-HST-207	D	H&C – Level 7	09.10.2023
LA-HST-208	D	H&C – Level 8-10	09.10.2023
LA-PAL-200	~~D~~ **F**	Pallister House	~~09.10.2023~~ **19.05.2026**
LA-SL-201	~~D~~ **F**	Senior Living Podium	~~09.10.2023~~ **28.07.2026**
LA-SL-203	~~D~~ **G**	Senior Living Level 3-4	~~09.10.2023~~ **28.07.2026**
LA-SL-204	~~D~~ **G**	Senior Living Level 5-6	~~09.10.2023~~ **28.07.2026**
LA-SL-205	~~D~~ **E**	Senior Living Green Roof	~~09.10.2023~~ **15.10.2025**
PL-000	~~E~~ **G**	Plant Schedule	~~11.09.2025~~ **28.07.2026**
PL-101	E	Overall Planting Plan 1 of 4	11.09.2025
PL-102	~~D~~ **E**	Overall Planting Plan 2 of 4	~~09.10.2023~~ **15.10.2025**
PL-103	D	Overall Planting Plan 3 of 4	09.10.2023
PL-104	~~D~~ **E**	Overall Planting Plan 4 of 4	~~09.10.2023~~ **15.10.2025**

PL-HST-202	~~D~~ **E**	Planting Plan H&C – Level 2	~~09.10.2023~~ **15.10.2025**
PL-HST-203	D	Planting Plan H&C – Level 3	09.10.2023
PL-HST-204	D	Planting Plan H&C – Level 4	09.10.2023
PL-HST-205	D	Planting Plan H&C – Level 5	09.10.2023
PL-HST-206	D	Planting Plan H&C – Level 6	09.10.2023
PL-HST-207	D	Planting Plan H&C – Level 7	09.10.2023
PL-HST-208	D	Planting Plan H&C – Level 8-10	09.10.2023
PL-PAL-200	~~D~~ **E**	Planting Plan Pallister House	~~09.10.2023~~ **15.10.2025**
PL-SL-201	~~D~~ **E**	Planting Plan Senior Living Level 2	~~09.10.2023~~ **28.07.2026**
PL-SL-203	~~D~~ **G**	Planting Plan Senior Living Level 3-4	~~09.10.2023~~ **28.07.2026**
PL-SL-204	~~D~~ **G**	Planting Plan Senior Living Level 5-6	~~09.10.2023~~ **28.07.2026**
PL-SL-205	~~D~~ **E**	Planting Senior Living Roof	~~09.10.2023~~ **15.10.2025**
LD01	A	Landscape Details	14.04.2022
LD02	A	Landscape Details	14.04.2022

2. Schedule 2 Part A – Administrative conditions, condition A9 is amended by the insertion of the **bold and underlined words/ numbers** and deletion of the ~~struckout~~ words/numbers as follows:

A9. The project ~~may~~ **must** be constructed and operated in stages in accordance with the terms of this consent and details set out in the ~~RTS~~ **revised *Staging Report prepared by TSA Riley, Revision 07 dated 24 August 2026*, submitted under SSD-13619238-Mod-2**.

3. Schedule 2 Part B – Prior to the issue of a construction certificate, conditions B6 and B7 are amended by the insertion of the **bold and underlined words/ numbers** and deletion of the ~~struckout~~ words/numbers as follows:

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 **and *Greenwich Hospital Construction Noise & Vibration Management Plan* prepared by Acoustic Logic and dated 26 May 2026** have been incorporated into the design.

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 **and *Greenwich Hospital Construction Noise & Vibration Management Plan* prepared by Acoustic Logic and dated 26 May 2026**.

4. Schedule 2 Part C – Prior to the commencement of construction, conditions C8 are amended by the insertion of the **bold and underlined words/ numbers** and deletion of the ~~struckout~~ words/numbers as follows:

C8 **Within two months of determination of Mod-2, or as agreed by the Planning Secretary,** ~~No later than two weeks before the commencement of construction~~, a Community Communication Strategy must be submitted to the **Planning Secretary for approval** ~~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.

5. Schedule 2 Part C – Prior to the commencement of construction, conditions C13 is amended by the insertion of the **bold and underlined words/ numbers** and deletion of the ~~struckout~~ words/numbers as follows:

C13 **Within two months of determination of Mod-2**, ~~Prior to the commencement of construction~~, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the **Planning Secretary for approval** ~~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:

6. Schedule 2 Part C – Prior to the commencement of construction, conditions C14 is amended by the insertion of the **bold and underlined words/ numbers** and deletion of the ~~struckout~~ words/numbers as follows:

C14 The Applicant must not commence construction **as outlined in Mod-2** of the development until the CEMP is approved by the **Planning Secretary** ~~Certifier~~ and a copy of the CEMP is published on the Applicant's website in accordance with condition A29.

7. Schedule 2 Part C – Prior to the commencement of construction, conditions C15 is amended by the insertion of the **bold and underlined words/ numbers** and deletion of the ~~struckout~~ words/numbers as follows:

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:

(d) detail the measures that are to be implemented to ensure road safety and network efficiency during construction, **including sightline distance requirements in accordance with AS 2890.2 at site access points, and** in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and

8. Schedule 2 Part C – Prior to the commencement of construction, conditions C16 is amended by the insertion of the **bold and underlined words/ numbers** and deletion of the ~~struckout~~ words/numbers as follows:

C16 The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:

(b) incorporate the recommendations made in the *Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment* prepared by Acoustic Logic and dated 25 July 2023 **and as revised in the *Greenwich Hospital Construction Noise & Vibration Management Plan* prepared by Acoustic Logic and dated 26 May 2026** in relation to construction noise impacts;

End of modification

(SSD-13619238-Mod-2)