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.



Lloyd Eley-Smith
Acting Director
Infrastructure Management

Sydney 6 March 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 3

Modification: **SSD-13619238-Mod-3:** removal of one exotic tree (Tree 199) and replacement with one native tree (*100L Angophora costata* - Sydney Red Gum).

Applicant: HammondCare

Consent Authority: 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 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	Proposed Site Plan	7.04.2025
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	Stage 2.1 Plan – Demolition	7.04.2025
DD-SW-0123	P16	Stage 2.2 Plan – Construction	7.04.2025
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	Site Elevations & Sections – Sheet 1	7.04.2025
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-HST-0100	P28	H&C – Overall Plan – L1	7.04.2025
DD-HST-0101	P27	H&C – Overall Plan – L2	7.04.2025
DD-HST-0102	P30	H&C – Overall Plan – L3	7.04.2025
DD-HST-0103	P27	H&C – Overall Plan – L4	7.04.2025
DD-HST-0104	P28	H&C – Overall Plan – L5	7.04.2025
DD-HST-0105	P27	H&C – Overall Plan – L6	7.04.2025
DD-HST-0106	P26	H&C – Overall Plan – L7	7.04.2025
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	SL – Overall Plan – L1	10.03.2025
DD-SL-0101	P19	SL – Overall Plan – L2	10.03.2025
DD-SL-0102	P18	SL – Overall Plan – L3	27.06.2023
DD-SL-0103	P18	SL – Overall Plan – L4	27.06.2023
DD-SL-0104	P19	SL – Overall Plan – L5	10.03.2025
DD-SL-0105	P19	SL – Overall Plan – L6	10.03.2025
DD-SL-0106	P10	SL – Overall Plan – Roof	10.03.2025
DD-SL-0500	P11	SL – External Elevations (Overall)	10.03.2025
DD-SL-0501	P11	SL – External Elevations (Overall)	10.03.2025
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
Landscape Drawings prepared by *TaylorBrammer*			
Dwg No.	**Rev**	**Name of Plan**	**Date**
LA-001	~~B~~ **C**	Tree Retention and Removal Plan	~~17.05.2022~~ **11.09.2025**
LA-100	~~D~~ **E**	Landscape Masterplan	~~09.10.2023~~ **11.09.2025**
LA-101	~~D~~ **E**	Overall Site Plan 1/4	~~09.10.2023~~ **11.09.2025**
LA-102	D	Overall Site Plan 2/4	09.10.2023
LA-103	D	Overall Site Plan 3/4	09.10.2023
LA-104	D	Overall Site Plan 4/4	09.10.2023
LA-HST-202	D	H&C – Level 2	09.10.2023
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	Pallister House	09.10.2023
LA-SL-201	D	Senior Living Podium	09.10.2023
LA-SL-203	D	Senior Living Level 3-4	09.10.2023
LA-SL-204	D	Senior Living Level 5-6	09.10.2023
LA-SL-205	D	Senior Living Green Roof	09.10.2023

PL-000	~~D~~ **E**	Plant Schedule	~~09.10.2023~~ **11.09.2025**
PL-101	~~D~~ **E**	Overall Planting Plan 1 of 4	~~09.10.2023~~ **11.09.2025**
PL-102	D	Overall Planting Plan 2 of 4	09.10.2023
PL-103	D	Overall Planting Plan 3 of 4	09.10.2023
PL-104	D	Overall Planting Plan 4 of 4	09.10.2023
PL-HST-202	D	Planting Plan H&C – Level 2	09.10.2023
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	Planting Plan Pallister House	09.10.2023
PL-SL-201	D	Planting Plan Senior Living Level 2	09.10.2023
PL-SL-203	D	Planting Plan Senior Living Level 3-4	09.10.2023
PL-SL-204	D	Planting Plan Senior Living Level 5-6	09.10.2023
PL-SL-205	D	Planting Senior Living Roof	09.10.2023
LD01	A	Landscape Details	14.04.2022
LD02	A	Landscape Details	14.04.2022

End of modification

(SSD-13619238-Mod-3)