

# GREENWICH HOSPITAL REDEVELOPMENT

## MODIFICATION ARCHITECTURAL DESIGN REPORT

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**BICKERTON  
MASTERS\_**



# REDEVELOPMENT OF GREENWICH HOSPITAL

## SECTION 4.55 MODIFICATION ARCHITECTURAL DESIGN

### 1.0 INTRODUCTION AND PROJECT DESCRIPTION

This Design Report has been prepared by Bickerton Masters Architecture on behalf of HammondCare (the Applicant) and is submitted to the Department of Planning, Housing and Infrastructure (DPHI) pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act) to modify Development Consent SSD 13619238 relating to the redevelopment of Greenwich Hospital at 95-115 River Road, Greenwich (the site).

Specifically, this Modification Application seeks consent for the following:

- Updates to the Seniors Living Buildings, Staging and Basement of the development.

This report has been prepared to summarise the updates to the design and provide an explanation of the key changes, including consolidation of staging, updates to the Seniors Living building façades, and changes to the basement design. These proposed modifications have been based on consultation with the ECI contractor with the purposes of delivering the project in a shorter construction period thereby enabling HammondCare to deliver services more efficiently, with less disruption to the neighbourhood.



Figure 1 Site Aerial and Subject Lots  
Source: Nearmap, edits by Ethos Urban

### 2.0 SITE CONTEXT AND DESCRIPTION

This Modification Application does not seek to change the extent of the SSD 13619238 project site. The site is known as 95-115 River Road, Greenwich and comprises a total of two allotments, which are legally described as Lots 3 and 4 in DP584287, as shown in Figure 2 below. Lot 3 accommodates the existing Hospital building, and Lot 4 accommodates Pallister House.

In total, the site is 33,763m<sup>2</sup> in size and irregular in shape. The site is bounded by River Road to the north, St Vincents Road to the east, and existing residential housing to the south and west. The site is characterised by a sloped and varied topography. Site levels rise towards the centre from its southwestern and south-eastern boundaries, with a steep fall at the southwestern end, towards Gore Creek Reserve.

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### 3.1 STAGING

The seniors living buildings and hospital will be constructed in a single stage, reducing the time to market of the seniors living apartments, and generally reducing the overall construction period.

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### 3.0 KEY DESIGN UPDATES

#### 3.2 CHANGES TO THE SENIORS LIVING BUILDING FACADE

The façades of the Seniors Living buildings have been updated in consultation with the ECI contractor and subcontractors to ensure that the building can be constructed in an efficient manner. The key changes include:

- Removal of the angled concrete brick fins and substitution with a prefinished façade cladding
- Substitution of built-in planters on apartment terraces to GRC planter boxes
- Substitution of concrete upstand walls on terraces to metal balustrades

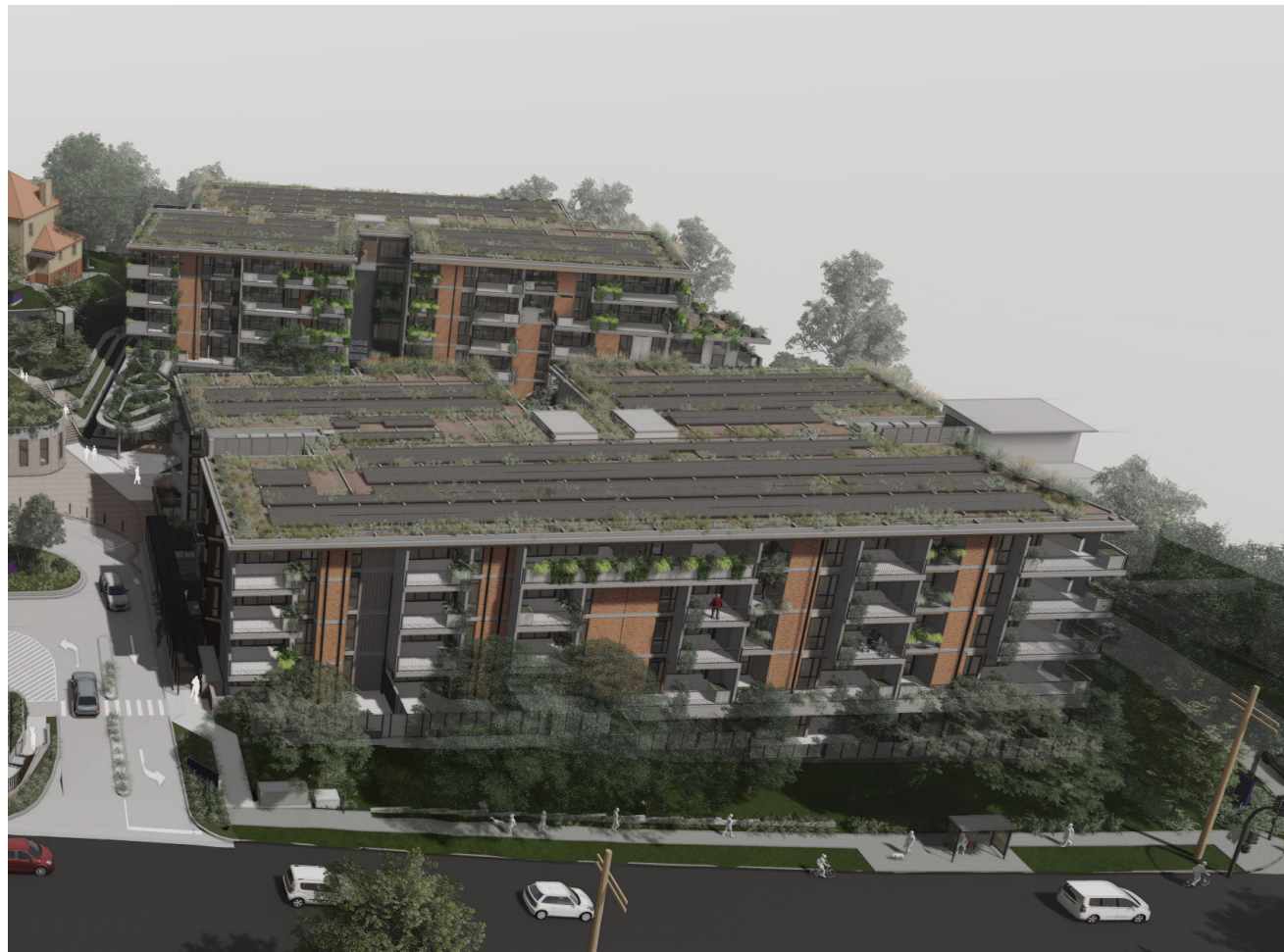


Figure 4 Aerial Image illustrating northern facades of Seniors Living Buildings  
Source: Bickerton Masters Architecture

The proposed changes to the Seniors Living building facades do not alter the bulk and scale of the building, or alter the building envelope. Privacy and screening conditions have been retained, with specific attention to not change the views into or out of the site with respect to the immediate western neighbours.



Figure 5 Artists Impression of the Serviced Seniors Living north west corner and street scape  
Source: Bickerton Masters Architecture

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### 3.0 KEY DESIGN UPDATES

#### 3.3 CHANGES TO THE BASEMENT DESIGN AND LEVELS 1-3

The purpose for the updates to the basement design is twofold: firstly, to improve the flow of traffic, and secondly to better accommodate HammondCare's delivery of services.

The layout of the carpark has been adjusted to create more generous clearances at carpark corners and to enable cars to better flow in and out of the car park. In particular, a second exit lane has been added at the western end of the carpark at level 1.

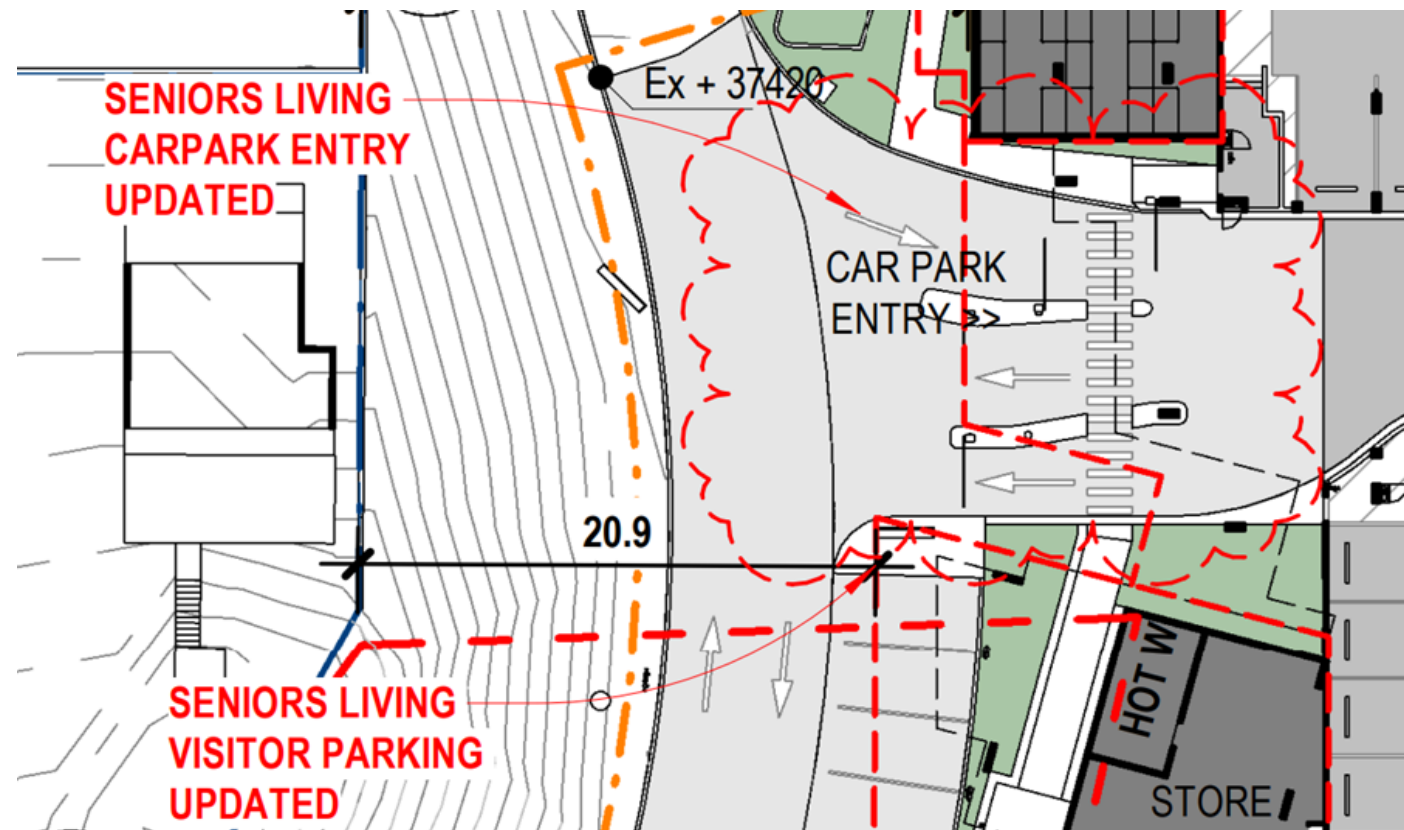


Figure 6 Excerpt of Level 1 plan indicating the additional exit lane to the car park entry  
Source: Bickerton Masters Architecture, DD-SW-0200

The updates to the basement carpark have meant the reduction of some car spaces internally to the building. To ensure that the overall number of car spaces on site remains consistent with the approved 329 spaces, additional car spaces have been added to the drop off area at Level 4.

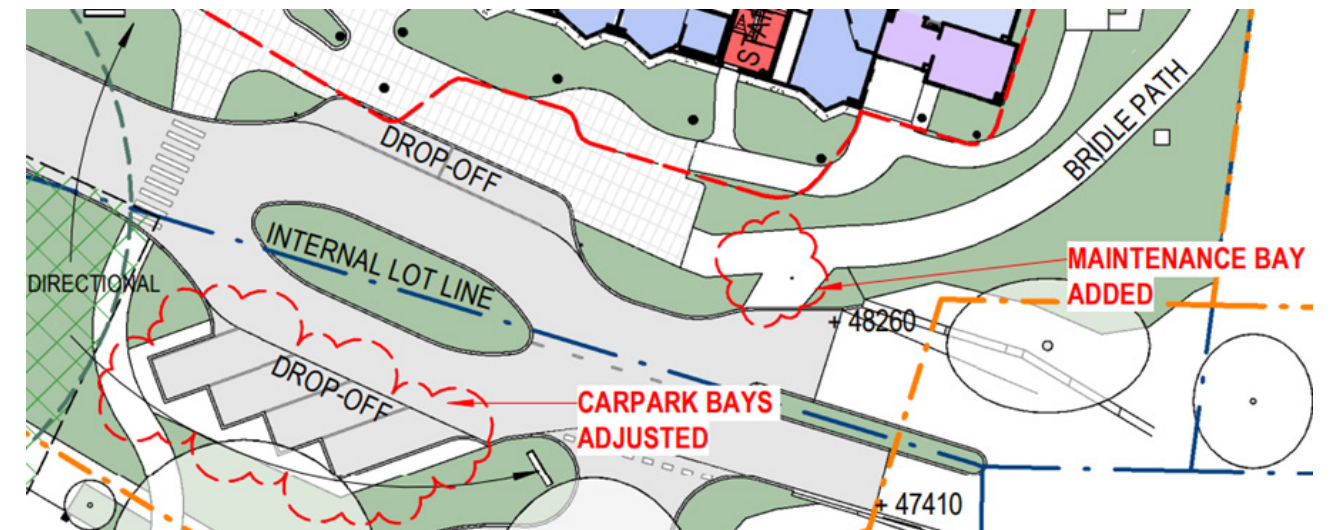


Figure 7 Excerpt of Level 4 plan indicating the additional car parks added to the Drop Off area  
Source: Bickerton Masters Architecture, DD-SW-0203

Other minor changes have been made to Levels 1-3 of the development, including:

- Simplification of the landscape design at the Level 2 setdown area
- Consolidation of the two pools to a single pool and updates to the wellness centre to better address HammondCare's evolving service delivery
- Adjustments to Stair 6 and the removal of a lift

Updates have been identified in the Sitewide, Seniors Living and Health & Care drawing packs accompanying the modification.