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.

Megan Fu
A/Team Leader
Social Infrastructure

Sydney 30 September 2026

SCHEDULE 1

Development consent:	**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 4
Modification:	**SSD-13619238-Mod-4:** Changes to tree retention and removal on the site (excluding removal of Tree 29)
Applicant:	HammondCare
Consent Authority:	Independent Planning Commission
The Land:	95-115 River Road, Greenwich

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;
(c) generally in accordance with the EIS, Response to Submissions and responses to RFIs;
(d) generally in accordance with SSD-13619238-Mod-1, SSD-13619238-Mod-2, SSD-13619238-Mod-3 **and SSD-13619238-Mod-4**; and
(e) 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	P25	Proposed Site Plan	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	P14	Stage 2&3.1 Plan – Demolition	30.09.2025
DD-SW-0123	P17	Stage 2&3.2 Plan – Construction	30.09.2025
DD-SW-0126	P15	Stage 4 Plan – Construction	27.06.2023
DD-SW-0110	P20	Site Elevations & Sections – Sheet 1	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	P29	H&C – Overall Plan – L1	30.09.2025
DD-HST-0101	P29	H&C – Overall Plan – L2	02.06.2026
DD-HST-0102	P31	H&C – Overall Plan – L3	30.09.2025
DD-HST-0103	P28	H&C – Overall Plan – L4	30.09.2025
DD-HST-0104	P29	H&C – Overall Plan – L5	30.09.2025
DD-HST-0105	P28	H&C – Overall Plan – L6	30.09.2025
DD-HST-0106	P27	H&C – Overall Plan – L7	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	P21	SL – Overall Plan – L1	30.09.2025
DD-SL-0101	P21	SL – Overall Plan – L2	30.09.2025
DD-SL-0102	P22	SL – Overall Plan – L3	29.07.2026
DD-SL-0103	P22	SL – Overall Plan – L4	29.07.2026
DD-SL-0104	P22	SL – Overall Plan – L5	29.07.2026
DD-SL-0105	P22	SL – Overall Plan – L6	29.07.2026
DD-SL-0106	P12	SL – Overall Plan – Roof	30.09.2025
DD-SL-0500	P13	SL – External Elevations (Overall)	30.09.2025
DD-SL-0501	P13	SL – External Elevations (Overall)	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	~~B~~ **E**	Tree Retention and Removal Plan	~~17.05.2022~~ **24.08.2026**
LA-100	~~D~~ **H**	Landscape Masterplan	~~09.10.2023~~ **24.08.2026**
LA-101	~~D~~ **H**	Overall Site Plan 1/4	~~09.10.2023~~ **24.08.2026**
LA-102	~~D~~ **G**	Overall Site Plan 2/4	~~09.10.2023~~ **24.08.2026**
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**	H&C – Level 2	~~09.10.2023~~ **24.08.2026**
LA-HST-203	~~D~~ **F**	H&C – Level 3	~~09.10.2023~~ **24.08.2026**
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	E	Plant Schedule	11.09.2025
PL-101	E	Overall Planting Plan 1 of 4	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

2. Schedule 2 Part B – Prior to the issue of a Construction Certificate conditions, condition B11A is included by the insertion of the **bold and underlined words/numbers** as follows:

B11A. **Notwithstanding the approved Landscape Drawings prepared by TaylorBrammer, Tree 9 may be removed if it has been inspected by an Australian Qualification Framework Level 5 Arborist and is deemed to present an imminent risk. The nature of that risk must be documented in a formal risk assessment report using an industry approved risk assessment methodology such as TRAQ or QTRA. A copy of that document must be uploaded to the Planning Portal within seven days of the removal of Tree 9.**

End of modification

(SSD-13619238-Mod-4)