

19 February 2024

2190376

Tahlia Sexton
A/ Principal Case Manager
Office of the Independent Planning Commission
Suite 15.02, Level 15, 135 King Street
Sydney NSW 2000

Dear Tahlia,

ADDITIONAL INFORMATION – SSD 13619238 (GREENWICH HOSPITAL REDEVELOPMENT – DETAILED DESIGN)

Ethos Urban has prepared this correspondence on behalf of HammondCare (the Proponent) to provide further information regarding recommended amendments to the draft conditions of consent issued by DPE for SSD 13619238 (Greenwich Hospital Redevelopment – Detailed Design).

Specifically, the Proponent wishes to provide additional information in relation to conditions C11 & F16, and B3 & E5 of the draft conditions to assist the IPC in finalising the conditions of consent for the project.

We have attached the following documentation for your perusal:

- Draft conditions of consent prepared by the DPE for SSD 13619238 (**Attachment A**); and
- Approved conditions of consent issued by the IPC for SSD 45121248 (Neringah Seniors Housing & Hospital), a comparable project by HammondCare (**Attachment B**).

Conditions C11 and F16

As discussed in the meeting between the Proponent and the IPC on 22 January 2024, the Proponent recommends these conditions be amended as below as the ESD credentials of the project have already been assessed through the SSD process and the submitted ESD report identifies the initiatives required to achieve the 4-star rating. It is therefore considered unnecessary for this matter to be referred to the Secretary and can be more efficiently addressed through certification by an ESD consultant.

Condition C11

Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:

- (a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or
- (b) ~~seeking approval from the Planning Secretary for an alternative certification process.~~ **Engaging a suitably qualified consultant to verify the project aligns with the requirements of a 4-star Green Star rating, with a statement demonstrating compliance to be submitted to the Certifier.**

Condition F16

Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation:

- (a) Green Star certification must be obtained demonstrating the development 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; **or**
- (b) If an alternative certification process ~~has been agreed to by the Planning Secretary~~ **is pursued** under condition C11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.

The proponent would like to additionally note that this approach was found to be acceptable and approved by the IPC for Neringah – refer to Conditions B13 and F21 in the SSD 45121248 approval at **Attachment B**. Therefore, there is existing precedent for the proposed wording amendment.

Conditions B3 and E5

As discussed in the meeting between the Proponent and the IPC on 22 January 2024, these conditions require amendment due to the potential for inconsistency between BASIX and Section J of the NCC. The seniors housing buildings have been built to Class 9C standards to deliver a higher level of specialised amenity, and Section J is the relevant standard and sustainability benchmark for Class 9C buildings. BASIX is traditionally only applicable to Class 1, 2 and 4 buildings, and a BASIX Certificate has only been provided at the DPE's request due to a technicality in the former BASIX SEPP. Section J anticipates single building ownership and centralised building services, and the sustainability benefits they can deliver (e.g., heat recovery) are generally not available to Class 2 buildings.

Condition 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. **Where there is an inconsistency between the conditions of BASIX and the requirements of Section J of the National Construction Code, the requirements of Section J prevail to the extent of the inconsistency.**

Note: This condition has been imposed to satisfy the requirements of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Condition E5

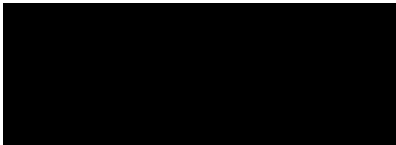
Prior to the issue of occupation certificate for Stage 3, the Applicant must submit evidence that all the commitments contained in the BASIX Certificate approved under this consent have been implemented and obtain the approval of the Certifier that compliance has been achieved. **Where there is an inconsistency between the conditions of BASIX and the requirements of Section J of the National Construction Code, the requirements of Section J prevail to the extent of the inconsistency.**

Note: This condition has been imposed to satisfy the requirements of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

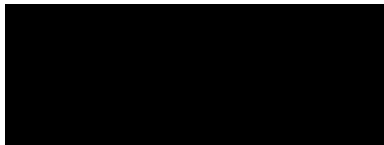
The proponent would like to additionally note that this approach was found to be acceptable and approved by the IPC for Neringah – refer to Condition B28 in the SSD 45121248 approval at **Attachment B**. Therefore, there is also existing precedent for the proposed wording amendment.

Submitted for your consideration.

Kind regards,



Yousheng Li
Senior Urbanist



Karen Armstrong
Director

