

Modification of Development Consent

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

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.

[Name of Commissioner]

Member of the Commission

[Name of Commissioner]

Member of the Commission

[Name of Commissioner]

Member of the Commission

Sydney

2023

SCHEDULE 1

Development consent

Approval: **SSD-8699** granted by the Independent Planning Commission on 10 November 2020

For the following: **Concept proposal** for the redevelopment of Greenwich Hospital including:

- demolition, earthworks and remediation works;
- new health care and allied health facilities and residential aged care and seniors housing in an integrated care campus;
- building envelopes, comprising:
 - main hospital building envelope with an integrated basement;
 - two seniors living building envelopes with an integrated basement; and
 - respite care building envelope;
- car parking and site access arrangements; and
- landscaping, including tree removal.

Modification 1

Modification: **SSD-8699-Mod-1:** Modification of approved concept proposal building envelopes, including an increase in gross floor area and extent of footprints.

Applicant: Hammondcare

Consent Authority: Independent Planning Commission

The Land: 95-115 River Road, Greenwich
(Lots 3 and 4 DP584287)

SCHEDULE 2

1. Schedule 3 Part A – Administrative conditions, condition A3 is amended by the insertion of the **bold and underlined words/numbers** and deletion of the ~~struckout~~ words/numbers as follows:

A3. 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, RtS and RRFI2;
- (d) **generally in accordance with SSD-8699-Mod-1; and**
- (e)** in accordance with the approved plans in the table below:

Architectural drawings prepared by <i>Bickerton Masters</i>			
Dwg No.	Rev	Name of Plan	Date
S.02	P7	SITE PLAN – OVERALL	08.07.2020
S.03	P6	SITE ELEVATION & SECTIONS	08.07.2020
S.04	P6	SITE SECTIONS	08.07.2020
S.04a	P6	SITE SECTIONS	08.07.2020
S.04b	P6	SITE SECTIONS	08.07.2020
S.10	P5	EXISTING TREES	06.09.2019
<u>DD-SW-0120</u>	<u>P15</u>	<u>STAGING PLAN</u>	<u>27.06.2023</u>
S.11	P5	STAGING DIAGRAMS 1	30.08.2019
S.12	P6	STAGING DIAGRAMS 2	17.02.2020
<u>DD-SW-0400</u>	<u>P27</u>	<u>DEVELOPMENT AREA PLAN – LEVEL 1 (BASEMENT)</u>	<u>27.06.2023</u>
<u>DD-SW-0401</u>	<u>P27</u>	<u>DEVELOPMENT AREA PLAN – LEVEL 2 (SETDOWN)</u>	<u>27.06.2023</u>
<u>DD-SW-0402</u>	<u>P27</u>	<u>DEVELOPMENT AREA PLAN – LEVEL 3 (MEZZANINE)</u>	<u>27.06.2023</u>
<u>DD-SW-0403</u>	<u>P26</u>	<u>DEVELOPMENT AREA PLAN – LEVEL 4 (PLAZA)</u>	<u>27.06.2023</u>
<u>DD-SW-0404</u>	<u>P26</u>	<u>DEVELOPMENT AREA PLAN – LEVEL 5</u>	<u>27.06.2023</u>
<u>DD-SW-0405</u>	<u>P26</u>	<u>DEVELOPMENT AREA PLAN – LEVEL 6</u>	<u>27.06.2023</u>
<u>DD-SW-0406</u>	<u>P26</u>	<u>DEVELOPMENT AREA PLAN – LEVEL 7</u>	<u>27.06.2023</u>
<u>DD-SW-0407</u>	<u>P26</u>	<u>DEVELOPMENT AREA PLAN – LEVEL 8</u>	<u>27.06.2023</u>
<u>DD-SW-0408</u>	<u>P26</u>	<u>DEVELOPMENT AREA PLAN – LEVEL 9</u>	<u>27.06.2023</u>
<u>DD-SW-0409</u>	<u>P24</u>	<u>DEVELOPMENT AREA PLAN – LEVEL 10</u>	<u>27.06.2023</u>
<u>DD-SW-0410</u>	<u>P24</u>	<u>DEVELOPMENT AREA PLAN – LEVEL 11</u>	<u>27.06.2023</u>
S.50	P2	OVERALL FLOOR PLAN – SITE LEVEL 1	08.07.2020
S.51	P2	OVERALL FLOOR PLAN – SITE LEVEL 2	08.07.2020
S.52	P2	OVERALL FLOOR PLAN – SITE LEVEL 3	08.07.2020
S.53	P2	OVERALL FLOOR PLAN – SITE LEVEL 4	08.07.2020
S.54	P2	OVERALL FLOOR PLAN – SITE LEVEL 5	08.07.2020
S.55	P2	OVERALL FLOOR PLAN – SITE LEVEL 6	08.07.2020
S.56	P2	OVERALL FLOOR PLAN – SITE LEVEL 7	08.07.2020
S.57	P2	OVERALL FLOOR PLAN – SITE LEVEL 8	08.07.2020
S.58	P2	OVERALL FLOOR PLAN – SITE LEVEL 9 & ABOVE	08.07.2020

2. Schedule 3 Part A – Administrative conditions, condition A4 is deleted.
3. Schedule 3 Part A – Administrative conditions, condition A5 is amended by the insertion of the **bold and underlined words/numbers** and deletion of the ~~struck out~~ words/numbers as follows:
 - A5. The maximum gross floor area for the future buildings are:
 - (a) main hospital building – ~~42,750~~ **13,900** square metres.
 - (b) respite care building – 700 square metres.
 - (c) seniors living buildings – ~~40,990~~ **12,243** square metres.

End of modification
(SSD-8699-Mod-1)