

# TSA Riley

## Revised Staging Report

Greenwich Hospital

**Rev 3**

29 August 2024

HammondCare   
Champion Life



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### Document Control

Date	Revision	Prepared	Approved
06/08/2024	01 (DRAFT)	Don Wang	Iain Macfarlane
16/08/2024	02 (FINAL)	Don Wang	Iain Macfarlane
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## 1. Overview

This Amended Staging Report (the Report) has been prepared on behalf of HammondCare to address the condition A10 and A12 of the Development Consent (SSD-13619238) for the redevelopment of Greenwich Hospital.

The Report outlines the various stages required for the development of the site while ensuring the operational requirements of the hospital and the integrated healthcare campus are met.

The Report will be developed further by the Contractor prior to the commencement of Construction of the SSSA scope. It is noted that as part of the delivery of the project, the Contractor will implement multiple stages in accordance with the Construction Certificates required to be implemented for the project.

## 2. Description of the Works

### 2.1 Introduction

HammondCare is redeveloping Greenwich Hospital at 95-115 River Road, Greenwich to provide an integrated, contemporary healthcare campus providing specialised care services and a continuum of care to age in place. The project has been approved by Department of Planning, Housing and Infrastructure (DPHI) on 28 March 2024.

The site is located in the suburb of Greenwich, within the Local Government Area (LGA) of Lane Cove Council. It comprises a total of two allotments, which are legally described as Lots 3 and 4 in DP584287. 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 southeastern boundaries, with a steep fall at the southwestern end, towards Gore Creek Reserve.

Existing development on the site comprises the current Greenwich Hospital complex. Existing buildings at the site range between 1-5 storeys in height and are interconnected through a series of internal corridors and external pathways. This includes the Main Hospital Building, which provides patient hospital beds, general healthcare, and palliative care services, the Riverglen building which provides sub-acute mental health services for older persons, and the Blue Gum Lodge, which is currently used for pain clinic and community care healthcare services. Near the southern end of the site, within Lot 4 in DP584287, is the State Heritage-listed 'Pallister House' building (SHR 00574). This two-storey Victorian house currently houses the hospital's dementia and research facilities, and education facilities.

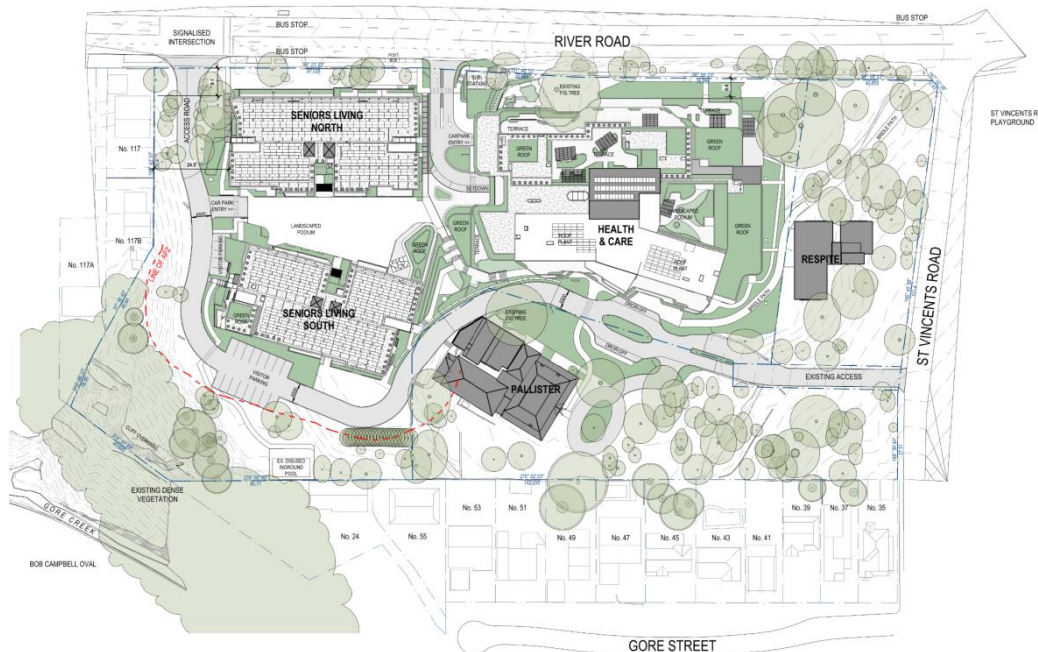


Figure 1 – Approved Site Plan

The approved development will include the following:

- Demolition of the existing hospital building and associated facilities at the site with the exception of heritage listed Pallister House.
- Construction of a new hospital facility and integrated healthcare services, including:

- A new 7 storey main hospital building offering 130-bed residential aged care and health care facilities
- Two new 5-6 storey serviced self-care buildings offering 89 services senior living units
- A new 2-3 storey respite care building
- Construction of associated site facilities and services, including pedestrian and vehicular access to basement parking
- Site landscaping and infrastructure works
- Preservation of Pallister House which will continue to house dementia care and administrative functions.

The works are programmed to commence in end 2024 with completion of Stage 1 external works in late 2025. Commencement of the Main Works will be further developed with Contractor.

## 3. Revised Staging Plan

The redevelopment of Greenwich Hospital is proposed to be delivered over four stages to cater for the operational requirements of the hospital and health campus. The proposed stages and Timing are anticipated are as follows:

- **Stage 1 – Early works and external works**
  - All activities 12 months
- **Stage 2 – New Hospital Buildings**
  - Site establishment 6 weeks
  - Demolition works 5 weeks
  - Construction 114 weeks
- **Stage 3 – Two new Seniors Living buildings**
  - Site establishment 3 weeks
  - Demolition 10 weeks
  - Excavation 12 weeks
  - Construction 70 weeks
- **Stage 4 – New Respite Care buildings**
  - Site establishment 2 weeks
  - Excavation 2 weeks
  - Construction 30 weeks

Figure 2 below shows the overall staging of the site. The boundaries and hoarding for the various stages are indicative only and the location and specification of fencing is to be confirmed by the appointed contractor.

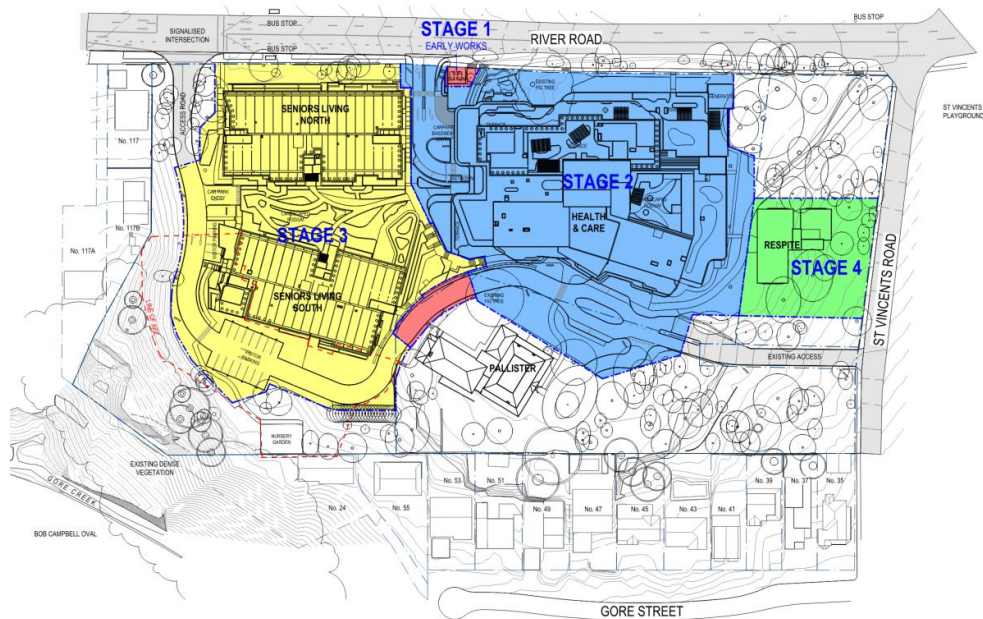


Figure 2 – Revised Staging Plan

It is noted that as part of the delivery of the project, the Contractor will implement multiple stages in accordance with the Construction Certificates required to be implemented for the project.

### 3.1 Stage 1 – Early works and external works

This stage involves construction of the external enabling works, including exiting services decommissioning and capped, MSB, substations, potable water supply, diverted existing sewer, power supply, and comms supply to hospital and Pallister House, civil stormwater and internal access road work, landscape work including the nursery garden,

southern boundary berm and revegetation to southern western slope and other enabling services. Stage 1 is required to ensure that the hospital can maintain operation during the construction of Stage 2 and install services required for Stage 2 and 3. These works are being undertaken by a Contractor, with works commencing at the of end 2024 and scheduled to conclude in late 2025.

During the construction of the external enabling works, the existing hospital will continue to operate within the existing facility. Existing on ground south-western carpark will be destroyed during the stormwater work. With the scattered nature of the Stage 1 works, the construction sequence will be detailed to maintain the existing pedestrian access and vehicle access from River Rd and St Vincent Rd.

Refer to Figure 3 for indicative location stage 1 works and pedestrian and vehicular access.

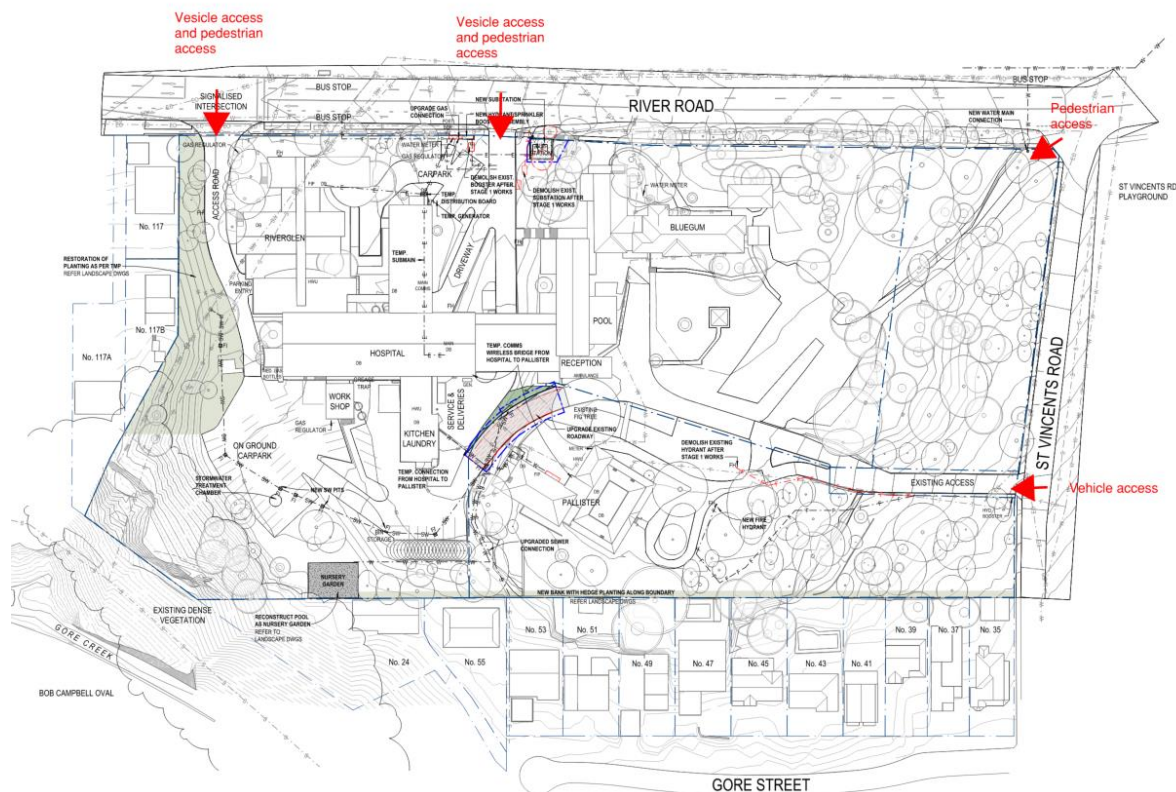


Figure 3 – Stage 1

## Mitigation Measures

Below is a list of key mitigation measures required during construction of Stage 1:

- Secure fencing around construction site to ensure the safety of patients and staffs.
- Tree protection measures to be implemented for works around trees in accordance with the project Arborist's report.
- Licenced traffic controllers on site to manage deliveries of demountable units.
- Construction of ramps and pathways to ensure access is maintained across the operational areas of the hospital during external works.
- Implementation of Remediation Action Plan.
- Signage for staff and patient to be implemented in accordance with HammondCare requirements.
- Ongoing Project Updates to the community.

## 3.2 Stage 2 – New Hospital Buildings



This stage involves construction of the internal upgrade works to the half of the existing hospital (refurbishment of part of the existing hospital building to enable continuous operation during the Stage 2 construction period), demolition/earthworks and full construction for the new Hospital Building supported by the Stage 1 works. These works are being undertaken by Contractor with works commencing in late 2029 and scheduled to conclude in late 2031.

During the demolition and earthworks, patient and staff in the existing hospital area that is to be demolished will be transferred to the remaining portion of the existing hospital building and continue to operate within the existing facilities. 2 access gates for construction vehicles and 2 turnstiles gates for workers will be proposed for the eastern portion of the site via River Road and St Vincent's Road. Works associated with the Public Domain will be undertaken in accordance with Council's requirements and road occupancy licences. Patient and staff pedestrian and vehicular access will be via signalised entry from River Road. Major site deliveries will be coordinated with existing hospital.

Refer to Figure 4 for proposed location of stage 2 works, construction access and hospital egress and access.

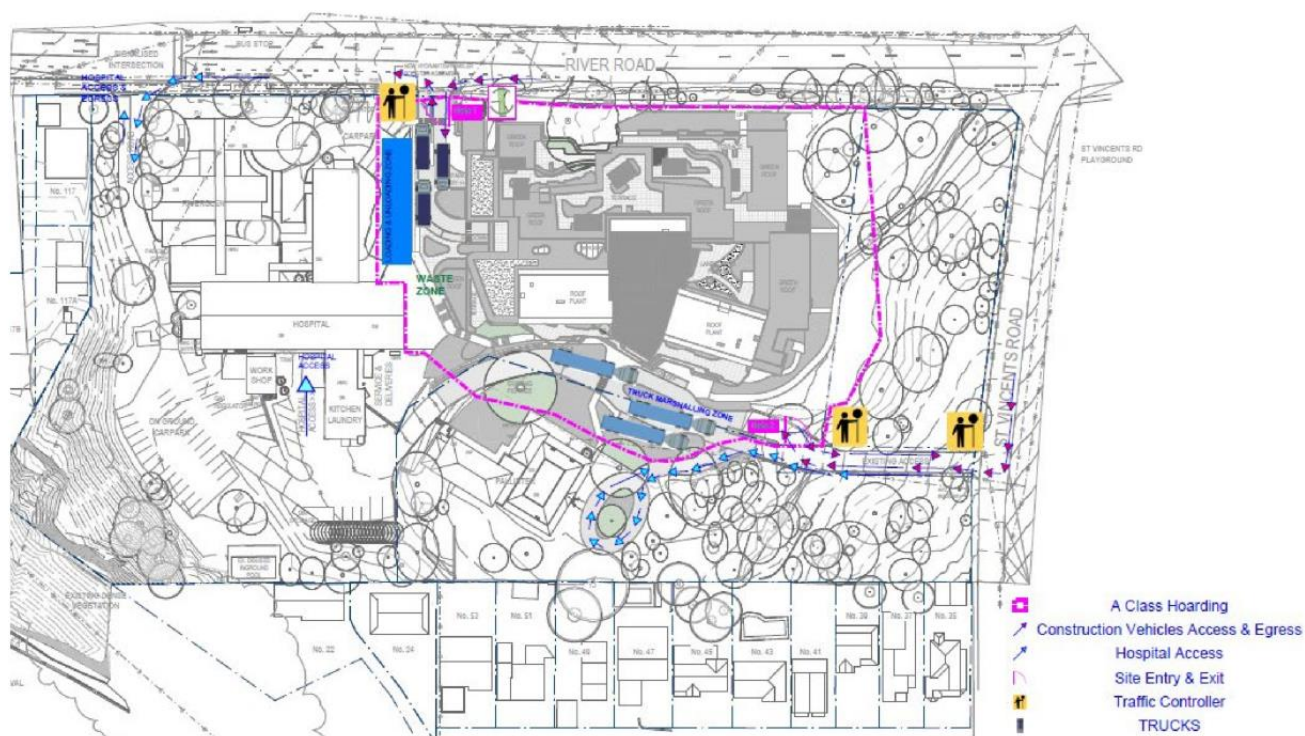


Figure 4 – Stage 2

## Mitigation Measures

Below is a list of key mitigation measures required during construction of Stage 2:

- Secure fencing around construction site to ensure the safety of patients and staffs.
- Solid hoarding around perimeter of the site to mitigate against construction noise to sensitive receivers.
- Tree protection measures to be implemented for works around trees in accordance with the project Arborist's report.
- Induction of all construction staff in relation to contractor behaviour, noise mitigation and environmental incident requirements.
- Implementation of a detailed Construction Environmental Management Plan by the Contractor prior to commencement of construction.
- Implementation of Remediation Action Plan.
- Licenced traffic controllers on site to manage deliveries of demountable units.

- Consultation with the Council in relation to design finalisation of the public domain works.
- Ongoing Project Updates to the school community.

## 3.3 Stage 3 – Two Senior Living Buildings

This stage involves demolition/earthworks and full construction for the Seniors South and North Buildings. These works are being undertaken by a Contractor with works commencing in late 2031 and scheduled to conclude in early 2033.

During the demolition and earthworks, patient and staff in the existing hospital will be transferred to the completed new Hospital Building, with no pause in operation. The Stage 3 boundary will encapsulate the future Stage 3 (Seniors Living Buildings) site and provide an area for material handling and storage. The proposed construction traffic access and egress, to be reviewed and approved at the time of construction, will be via signalised entry on River Road and St Vincent’s Road. Works associated with the Public Domain will be undertaken in accordance with Council’s requirements and road occupancy licences. Patient and staff pedestrian and vehicular access will be via the main intersection from River Road and St Vincents Road. Major site deliveries will be coordinated with existing hospital. The operational waste management strategy will be further developed with HammondCare during this stage.

Refer to Figure 5 for indicative location stage 3 works construction access and hospital access and egress.

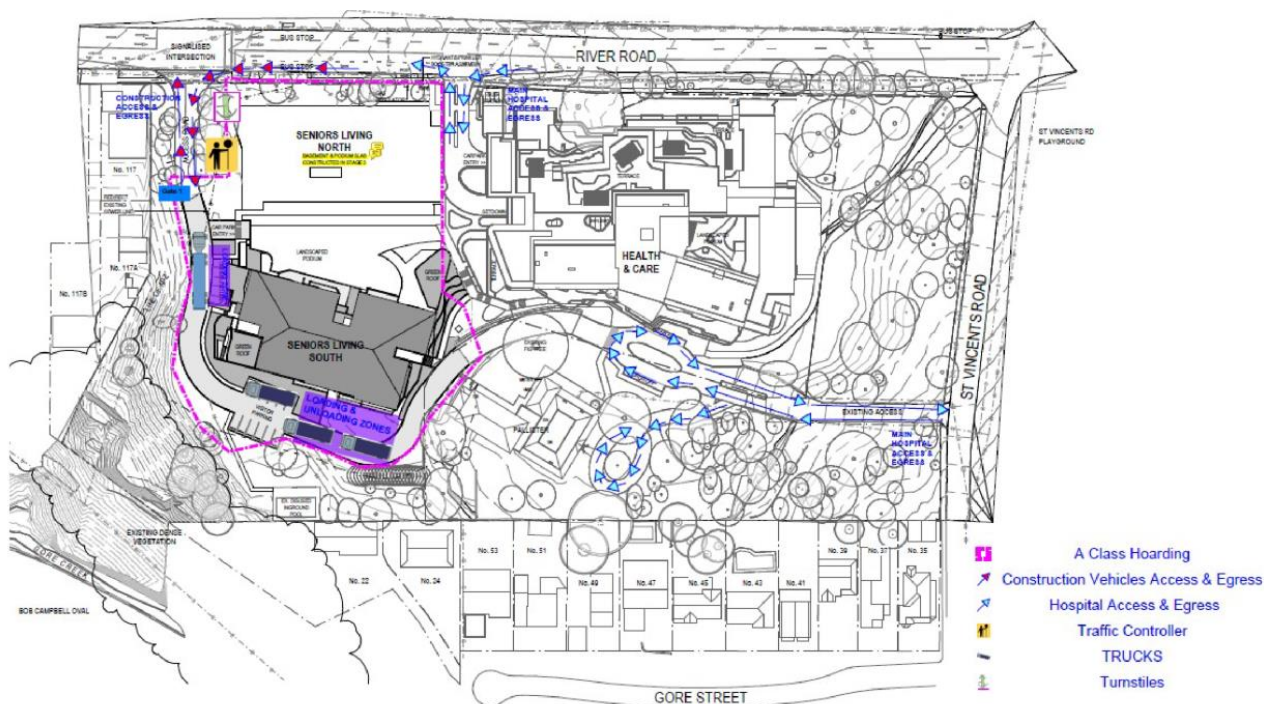


Figure 5 – Stage 3

### Mitigation Measures

Below is a list of key mitigation measures required during construction of Stage 3:

- Secure fencing around construction site to ensure the safety of patients and staffs.
- Solid hoarding around perimeter of the site to mitigate against construction noise to sensitive receivers.
- Tree protection measures to be implemented for works around trees in accordance with the project Arborist’s report.
- Induction of all construction staff in relation to contractor behaviour, noise mitigation and environmental incident requirements.
- Implementation of a detailed Construction Environmental Management Plan by the Contractor prior to

commencement of construction.

- Implementation of Remediation Action Plan.
- Licenced traffic controllers on site to manage deliveries of demountable units.
- Consultation with the Council in relation to design finalisation of the public domain works.
- Ongoing Project Updates to the school community.

## 3.4 Stage 4 – Respite

This stage involves full construction for the Respite Building. These works are being undertaken by Contractor with works commencing in early 2023 and scheduled to conclude in late 2023.

During the construction of the Respite Building, the new hospital and senior living buildings will be operational. Construction vehicle and workers access will be via St Vincent Road. Hospital and Senior Living buildings access and egress will be maintained via River Road. Works associated with the Public Domain will be undertaken in accordance with Council’s requirements and road occupancy licences. Major site deliveries will be coordinated with existing hospital. Operational waste management strategy will be further developed with HammondCare during this stage.

Refer to Figure 6 for indicative location stage 4 works construction access and hospital and senior living access and egress.

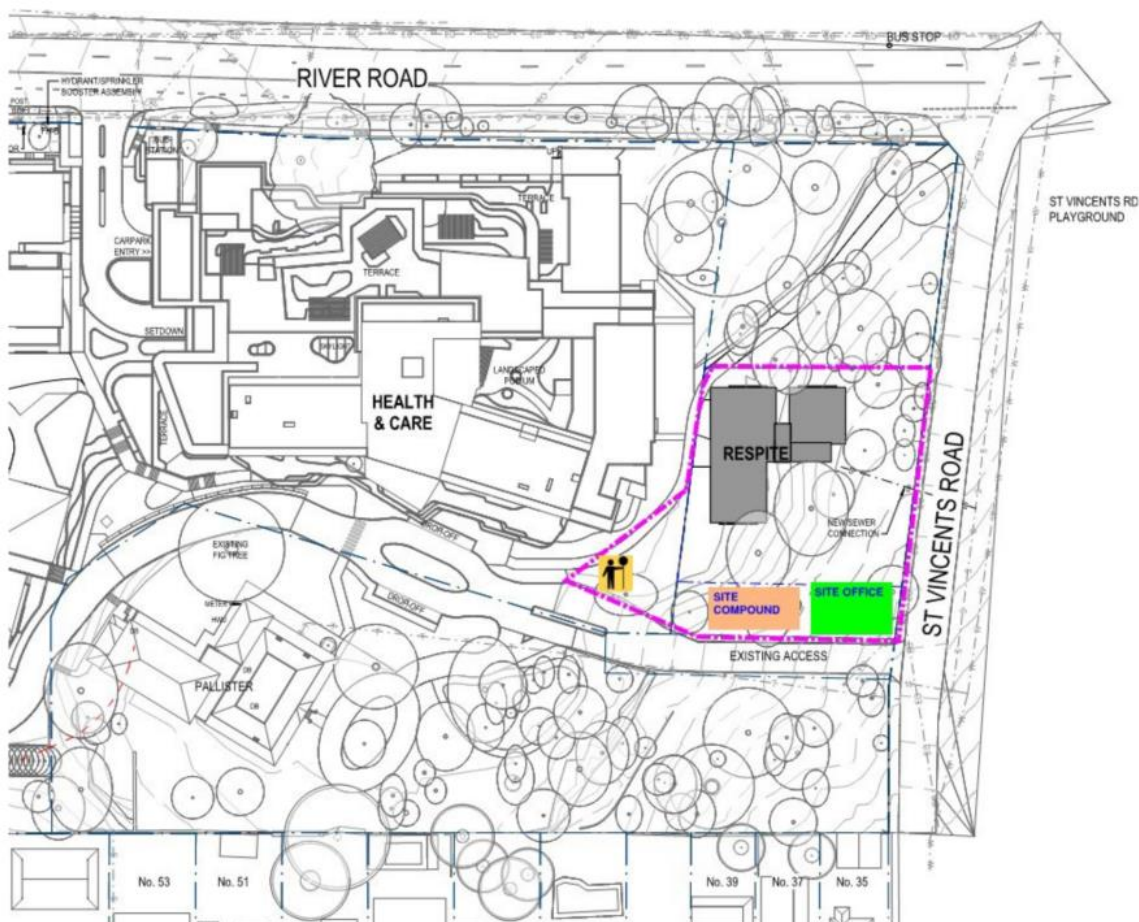


Figure 6 – Stage 4

## Mitigation Measures

Below is a list of key mitigation measures required during construction of Stage 4:

- Secure fencing around construction site to ensure the safety of patients and staffs.
- Solid hoarding around perimeter of the site to mitigate against construction noise to sensitive receivers.
- Tree protection measures to be implemented for works around trees in accordance with the project Arborist's report.
- Induction of all construction staff in relation to contractor behaviour, noise mitigation and environmental incident requirements.
- Implementation of a detailed Construction Environmental Management Plan by the Contractor prior to commencement of construction.
- Implementation of Aboriginal Cultural Heritage Management Plan.
- Licenced traffic controllers on site to manage deliveries of demountable units.
- Consultation with the Council in relation to design finalisation of the public domain works.
- Ongoing Project Updates to the school community.

## 4. Conclusion

This Amended Staging Report (the Report) has been prepared on behalf of HammondCare to address the condition A10 and A12 of the Development Consent (SSD-13619238) for the redevelopment of Greenwich Hospital.

The Report outlines the various stages required for the development of the site while ensuring the operational requirements of the hospital and health campus are met. The various stages occur in sequence as completion of each stage enables the subsequent stage to commence. This methodology mitigates the potential for cumulative impacts from the various stages of the project.

The Report will be developed further by the Contractor prior to the commencement of Construction of the SSDA physical works.

# Appendix 1 – Project Mitigation Measures

## Approved Project Mitigation Measures – SSD 13619238

Table 1 Mitigation measures

### Mitigation Measures

#### Detailed Design

- All proposed buildings and structures are to be designed and constructed in accordance with the requirements of the *National Construction Code 2019* and relevant Australian Standards.
- All proposed buildings and structures are to be designed and constructed in accordance with the relevant requirements of the Building Code of Australia (BCA).
- Where the design does not meet the prescriptive deemed-to-satisfy (DtS) provisions of the BCA as identified within the Structural Statement prepared by Van Der Meer dated 14 April 2022) and Accessibility Report prepared by ABE Consulting dated 6 May 2022, appropriate performance solutions should be documented and provided at construction certificate stage in accordance with the BCA.

#### Construction Management

- A detailed Site Environmental Management Plan, consistent with ISO 14001:2015, the *Protection of Environment Operations Act 1997* and the *Protection of Environment Operations (Noise Control) Regulation 2008*, is to be submitted to the Principal Certifying Authority prior to the commencement of works. The detailed Site Environmental Management Plan should not be inconsistent with the submitted Construction Management Plan prepared by Roberts Co dated 9 June 2022=.
- A detailed Construction, Pedestrian and Traffic Management Plan (CPTMP) is to be submitted to the Principal Certifying Authority prior to the commencement of works. The detailed CPTMP should not be inconsistent the preliminary CTMP prepared by Transport and Traffic Planning Associates dated May 2022.
- Traffic and pedestrian impacts during construction are to be managed in accordance with the detailed CPTMP.

#### Heritage

- Conservation work to Pallister House is to be undertaken in accordance with the Schedule of Conservation Works prepared by Built Environmental Heritage Group dated 6 May 2022, including implementation of the following works, as required:
  - Sandstone repairs;
  - Ashlar render repairs;
  - Repairs to original timber floorboards, both internal and external, as appropriate;
  - Stained glass and glass window repairs;
  - Tile repairs; and
  - Marble repairs.
- A final Heritage Interpretation Strategy (HIS) is to be submitted to the PCA prior to the issuance of the relevant occupation certificate. The HIS is to detail the heritage interpretation initiatives to be adopted for Pallister House, and should not be inconsistent with the preliminary HIS prepared by Cultural Heritage Connections and Built Environmental Heritage Group dated 6 May 2022, and should consider the following interpretation strategies identified within the preliminary HIS:
  - Interpretive panels;
  - Art displays;
  - Interactive art displays;
  - Paving inlays;
  - In situ conservation of archaeological remains;
  - Adaptive re-use of architectural elements;
  - QR codes;
  - Website and events;
  - Conservation of the heritage item; and
  - Vegetative planting.
- A detailed Aboriginal Cultural Heritage Management Plan (ACHMP) is to be submitted prior to commencement of works. The ACHMP is to be informed by sub-surface testing to be undertaken at the site. The ACHMP should not be inconsistent

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with the Concept Plan (SSD 8699) ACHAR dated December 2018, and the Updated Aboriginal Archaeological Impact Assessment and Consultation Report prepared by Cultural Heritage Connections dated May 2022.

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### **Archaeology**

- Implement the recommendations of the Archaeology Updated Impact Assessment prepared by Cultural Heritage Connections dated May 2022, including the following requirements:
    - The Archaeological Research Design & Excavation Methodology (ARDEM) provided within the Archaeology Updated Impact Assessment is to be reviewed by Heritage NSW and submitted to the PCA prior to commencement of works.
    - All excavation works at the site are to be undertaken in accordance with the ARDEM.
    - As per Condition B14 of the SSD 8699 consent, results of the archaeological works should be documented in an excavation report that includes opportunities for *in situ* conservation within 12 months of completion of the archaeological excavation. It should be provided to the Planning Secretary, the Heritage Council of NSW and to the local Council's local studies unit.
    - Consideration should be given within the report to conservation of any significant artefacts and protection in perpetuity by the landowner.
    - Relevant information should be included in the interpretation plan prepared for the project area.
    - Information relating to potential heritage and a procedure for dealing with unexpected finds should be included within site inductions for all contractors involved in ground disturbing works. Heritage provisions and/or protocols should be included in the construction management plan for the development.
  - In the event that unexpected historical archaeological objects or deposits are uncovered, works should cease and a qualified Archaeologist contacted to assess the significance of the material and recommend whether further investigation is required.
  - If the finds are found to be Aboriginal objects, the Office of Environment and Heritage must be notified under section 89A of the *National Parks and Wildlife Act 1974*.
  - In the event that potential human remains are uncovered, work must cease immediately, and the NSW Police Force and Coroner's Office notified.
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### **Contamination, Remediation, and Geotechnical**

- Remediation of the site is to occur in accordance with the detailed remediation methodology as outlined within the Additional Site Investigation prepared by JK Environments dated 5 May 2022 and Remediation Action Plan prepared by JK Environments dated 5 May 2022, including:
    - A Remedial Works Plan is to be prepared detailing additional investigations and management of Hazardous Ground Gas (HGG) at the site, prior to issuance of the relevant construction certificate.
    - A site validation report is to be prepared on completion of remediation activities and submitted to the consent authority to demonstrate that the site has been made suitable prior to issuance of any occupation certificate.
  - Demolition of existing buildings is to incorporate the findings, protocols and recommendations as contained within the Hazardous Building Materials Survey by JK Environments dated 5 May 2022, including that of the following:
    - An Asbestos Management Plan and Asbestos Removal Control Plan is to be prepared for works in areas containing asbestos. Asbestos is to be removed by a licensed Class A Asbestos Removalist.
    - All synthetic mineral fibres and lead containing paint films is to be removed by an experienced hazardous materials removals contractor in accordance with the relevant regulations and codes.
    - Removal of light fittings potentially housing PCB metal capacitors is to occur in accordance with the Environmental Protection & Heritage Council's *Polychlorinated Biphenyls Management Plan*.
    - Areas of the existing building not covered by the Hazardous Building Materials Survey should be inspected prior to the commencement of works.
  - Construction of the proposed development should not be inconsistent with the recommendations and construction strategies as identified within the Additional Geotechnical Investigation prepared by JK Geotechnics dated 10 May 2022.
  - Construction of the proposed development should not be inconsistent with the recommendations of the Salinity Investigation prepared by JK Environments dated 8 April 2022, including as follows:
    - A detailed Salinity Management Plan (SMP) is to be prepared prior to the issuance of the relevant construction certificate.
    - The detailed SMP is to be reviewed by the project team (civil, construction and landscaping) and incorporated into the project design, as required.
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### **Wind Impact**

- Buildings and structures at the site are to ensure that a suitable level of wind pedestrian comfort is provided to all communal and public open spaces, building entry points, and balconies on the site.
  - Ensure that the detailed design of buildings and structures at the site continues to implement recommendations provided within the Wind Study prepared by VIPAC dated 24 March 2022, being that of the following:
    - Provision of 1.5m high solid wind screens at locations specified in Figure 29 of the Wind Study to ameliorate wind conditions.
    - Provision of 1.5m-1.8m planter at the south western corner of level 5 of the hospital building as specified in Figure 30 of the Wind Study.
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## Noise and Vibration

- Future detailed design and selection of mechanical plant and equipment for the proposal should be made with relevance to the recommendations for mechanical plant detailed in Section 5.3.3 of the Noise and Vibration Impact Assessment prepared by Acoustic Logic dated 7 June 2022.
- Acoustic treatments to future buildings shall be implemented in accordance with the recommendations of the Noise and Vibration Impact Assessment, including as follows:
  - Single glazing to all façade glazed elements. Glazing will vary from Rw 27 to 35 acoustic performance, depending on size and location. All elements will need to be installed with full perimeter rubber acoustic seals.
  - Standard lightweight façade elements will include steel studs, top hats, acoustic insulation and plasterboard or Fibre Cement (FC) sheet lightings. Extent of insulation and internal sheet linings are to be determined by an acoustic consultant.
  - All opening or penetrations in ceiling must be acoustically sealed. If lightweight elements are proposed, these specific cases will need to be reviewed to address any necessary acoustic treatment.
  - Provision of mechanical ventilation to the units within the northern serviced seniors housing building facing River Road, in accordance with AS 1668.2S.
  - Provision of mechanical ventilation to spaces within the hospital building facing River Road.
- Construction noise and vibration impacts shall be managed in accordance with the recommendations and mitigation measures outlined within the Noise and Vibration Impact Assessment, including as follows:
  - Trucks and bobcats to use non-tonal reversing beacon (subject to OH&S requirements).
  - Avoid careless dropping of construction materials into empty trucks.
  - Trucks, trailers, and concrete trucks (if feasible) should turn off their engines during idling unless ignition needs to remain on during concrete pumping.
  - In the event of a noise complaint, the procedures outlined in the Noise and Vibration Impact Assessment should be adopted.
  - A detailed Noise Management Plan is to be developed by the main contractor that describes in detail the construction phases, programme, processes and equipment used, noise impact assessment and proposed mitigation and management.
  - Consideration of alternative construction techniques for high noise generating equipment, where feasible.
  - At site induction, a copy of the detailed Noise Management Plan is to be available to contractors. The location of the Noise Management Plan should be advised in any site induction. Site induction should also detail the site contact is to be notified in the event of a noise complaint.

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## Stormwater and Flooding

- Stormwater controls and management measures are to be implemented in accordance with the Stormwater Management Report prepared by Van Der Meer dated 4 May 2022. The following stormwater control elements identified in the Stormwater Management Report are to be delivered at the site:
  - A pit and pipe network to collect minor storm runoff from areas;
  - 2x 70kL rainwater tanks with stormwater treatment system to support sustainability outcomes;
  - Overland flow paths to carry flows from major storm events through the site in a safe manner;
  - Proposed point of discharge are to be to the:
    - existing council stormwater pipe for the western catchment area; and
    - kerb outlet on St Vincent Road on the for the eastern catchment area.
- Civil works at the site are to be undertaken as consistent with the Civil Engineering Plans and Erosion and Sediment Control Plans attached to the Stormwater Management Report.
- In line with the recommendations of the Flood Assessment prepared by Solutions Water Modelling dated 14 April 2022, a Flood Emergency Response Plan is to be prepared for the site prior to the issuance of the relevant occupation certificate.

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## Waste Generation and Management

- Waste management during demolition, construction and operation is to generally be in accordance with the Waste Management Plan prepared by Waste Audit dated 6 May 2022.

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## Utilities and Services Infrastructure

- Where necessary, utilities and services infrastructure shall be extended and augmented in accordance the requirements and specifications of the relevant utilities authority, and with reference to the Services Infrastructure Report prepared by JHA dated 24 May 2022.

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## Crime Prevention and Site Safety

- Implement the recommendations provided in the Crime Prevention Through Environmental Design (CPTED) Report prepared by Ethos Urban dated 29 April 2022 at the construction and operational stages of the project, including that of the following:
    - Surveillance: To ensure and maintain opportunities for natural and incidental surveillance through effective lighting, community creation and interaction and environmental maintenance.
    - Lighting and Technical Supervision: All lighting throughout the private and public areas are to meet the minimum Australian Standard AS/NZ 1158 and the implementation of a CCTV network.
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- Territorial Reinforcement: Clearly delineate between public and private space, CCTV signage and wayfinding signage throughout the site.
  - Design Definition and Designation: Appropriate wayfinding signage integrated with the wider site.
  - Activity and Space Management: An active management approach should be adopted for any public spaces on the site, to be implemented following issue of an Occupation Certificate.
  - Environmental Maintenance: Ensure there are mechanisms for the ongoing maintenance of the building including a rapid removal policy for vandalism and removal of graffiti and vegetation maintenance.
  - Access Control: Security access measures including gates/doors and swipe access between private and public spaces and appropriate security for the mailboxes.
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### **Dangerous Goods Management**

- A detailed Dangerous Goods Report is to be prepared for the proposed development prior to issuance of the relevant construction certificate. The detailed Report is not to be inconsistent with the Preliminary Dangerous Goods Screening Report prepared by JHA dated 5 May 2022. The transportation, storage and use of dangerous goods at the site is to be in accordance with the Dangerous Goods Report.
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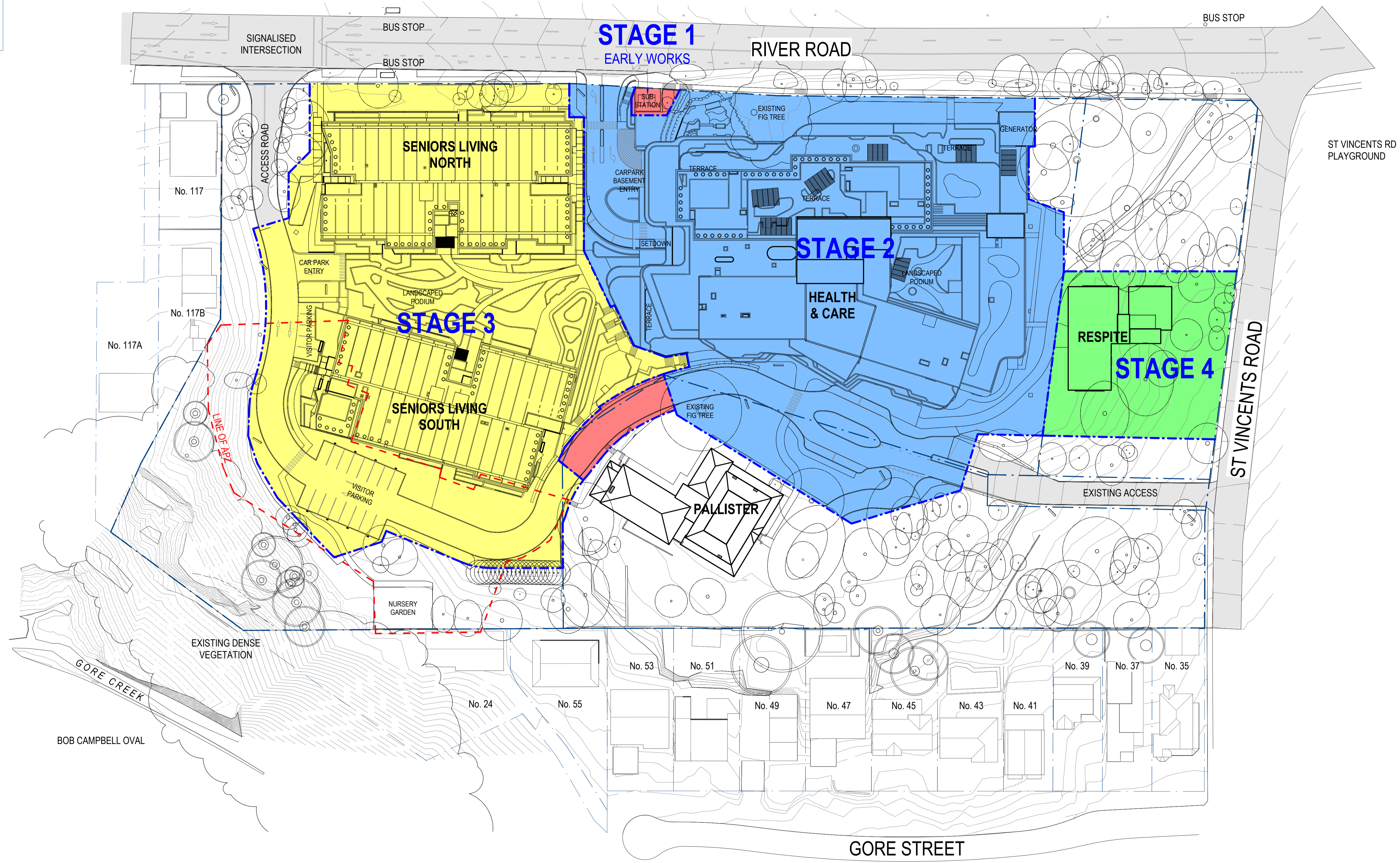
### **Bushfire**

- Implement the findings and the recommendations of the Bushfire Protection Assessment prepared by Travers Bushfire & Ecology dated 6 April 2022, including that of the following:
    - Asset Protection Zones (APZs) are to be provided to the proposed development as outlined within the Bushfire Protection Assessment.
    - APZs are to be maintained in perpetuity and managed as outlined in Appendix 4 of *Planning for Bush Fire Protection 2019* (PFP 2019) and the NSW RFS document 'Standards for asset protection zones'.
    - Building construction standards for the proposed future buildings located within 100m of forest / woodland vegetation or within 50m of grassland are to be applied in accordance with *AS3959 Construction of buildings in bushfire prone areas* (2018) or NASH Standard and Section 7.5 of PBP 2019.
    - A Bushfire Emergency Management and Evacuation Plan is to be prepared in accordance with with Section 6.8.4 of PBP 2019.
    - Access is to comply with the acceptable solutions outlined in Section 5.3.2 of PBP 2019.
    - Water, electricity and gas supply is to comply with Section 5.3.3 of PBP 2019.
    - Fencing is to comply with Section 7.6 of PBP 2019. All fences in bush fire prone areas should be made of either hardwood or non-combustible material. However, in circumstances where the fence is within 6m of a building or in areas of BAL 29 or greater, they should be made of non-combustible material only.
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### **Lighting**

- Installation of external lighting is to comply with *AS/NZS 4282:2019 – Outdoor Lighting Obtrusive Effects*.
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## Appendix 2 – Revised Staging Plan



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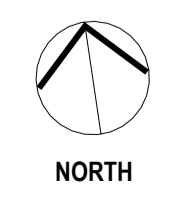
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REV	DATE	DETAILS	INITIALS
P10	2024.06.07	STAGE 1 PRELIMINARY ISSUE	NAH
P9	2024.02.29	CLIENT ISSUE	ZB
P8	2023.09.22	90% ISSUE	NAH
P7	2023.06.30	80% ISSUE	NAH
P6	2023.01.16	75% ISSUE TO ROBERTS CO.	AMac
P5	2022.11.11	CONSULTANT COORDINATION ISSUE	HV



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CLIENT: **HammondCare**  
Champion Life

PROJECT: 01605  
GREENWICH HOSPITAL  
REDEVELOPMENT  
RIVER RD, GREENWICH

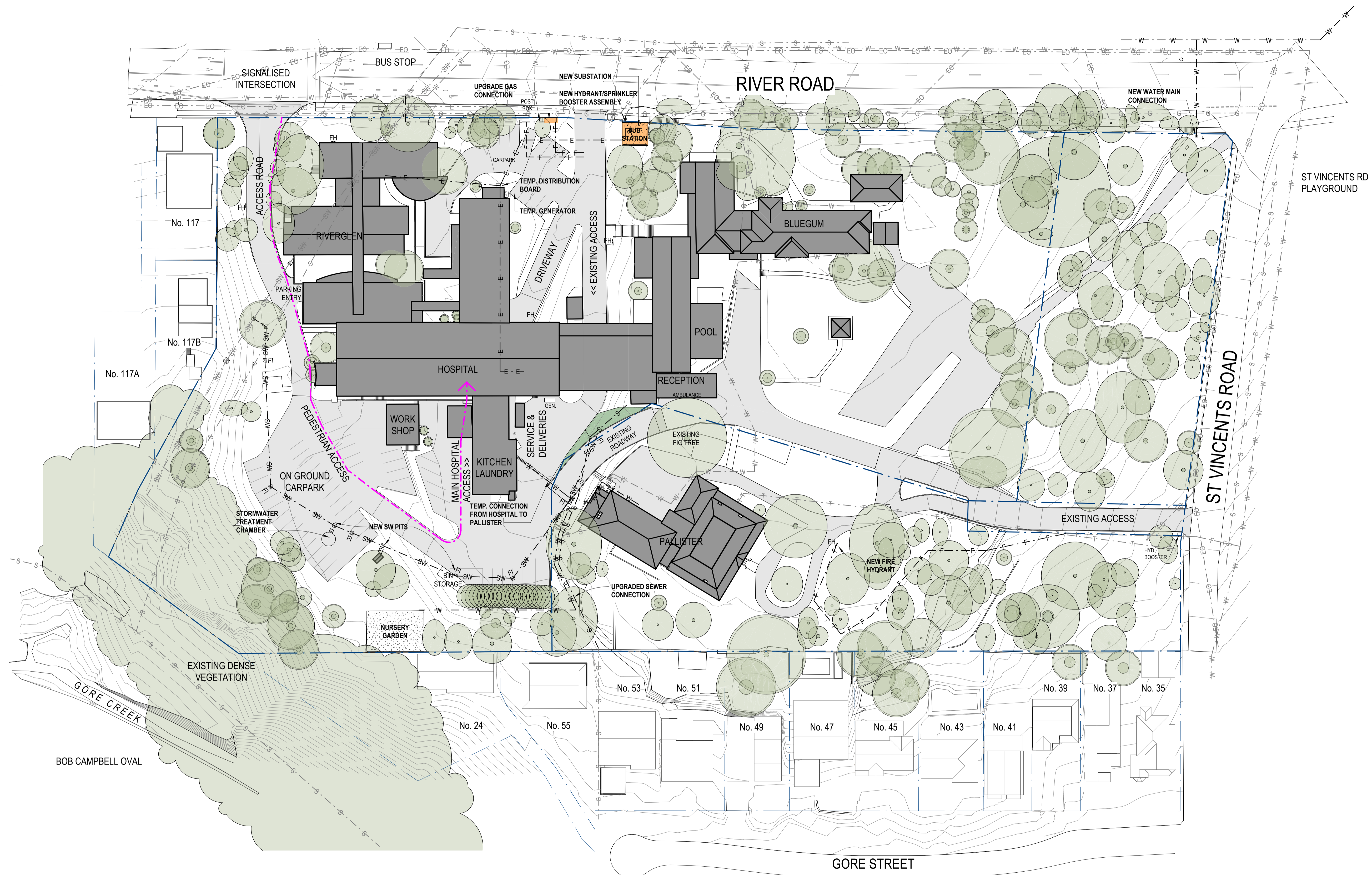
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**P10 AR-SW-0120**

DATE: DRAWING TITLE:  
STAGING PLAN

DRAWN: NAH CHECKED: SCALE: 1: 500 @A1

NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037) 7/06/2024 9:38:22 AM

**PRELIMINARY ISSUE**  
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- STAGE 1 - SCOPE OF SERVICES WORKS.**
- ELECTRICAL**
- INSTALL TEMPORARY MAIN EXTERNAL SWITCHBOARDS TO BACK FEED THE EXISTING HOSPITAL AND RIVERGLEN BUILDING.
  - TEMPORARY POWER AND COMMS SUPPLY FOR THE HOSPITAL AND PALLISTER HOUSE.
  - DECOMMISSION EXISTING SUBSTATION. REMOVE REDUNDANT HV CABLES.
  - NEW SUBSTATION (EXISTING SUB AND MAIN SWITCH TO REMAIN OPERATIONAL DURING CONSTRUCTION OF NEW SUBSTATION).
  - CONDUIT AND CABLEING TO ALIGN WITH STAGE 1 INTERNAL FITOUT WORKS.
- CIVIL**
- INTERNAL ROAD STORMWATER UPGRADE.
  - SUBSTATION RETAINING WALLS IN LINE WITH STANDARD AUSGRID REQUIREMENTS.
- HYDRAULIC**
- DIVERT EXISTING POTABLE WATER INFRASTRUCTURE TO PALLISTER HOUSE TO ENABLE PROPOSED EXCAVATION FOR STAGES 1 & 2.
  - RECONNECT PALLISTER HOUSE TO SEWER AND RENEW FUTURE CONNECTION ALONG THE ROADWAY.
  - NEW AUTHORITY MAIN EXTENSION FROM RIVER ROAD.
  - INSTALL TEMPORARY FIRE AND WATER SERVICES TO STAGE 1 AND 2 CONSTRUCTION WORKS.
- STRUCTURAL**
- PILING WALLS AS INDICATED ON STRUCTURAL DRAWINGS, PARTICULARLY TO SUPPORT THE SUBSTATION.



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NSW NOMINATED ARCHITECT: ANDREW MASTERS NSW ARB No. 9037

REV	DATE	DETAILS	INITIALS
P3	2024.06.07	STAGE 1 PRELIMINARY ISSUE	NAH
P2	2023.04.04	STAGE 1 - 100% ISSUE	NAH
P1	2023.01.16	75% ISSUE TO ROBERTS CO.	AMac



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CLIENT:  
**HammondCare**  
Champion Life

PROJECT: 01605  
**GREENWICH HOSPITAL  
REDEVELOPMENT  
RIVER RD, GREENWICH**

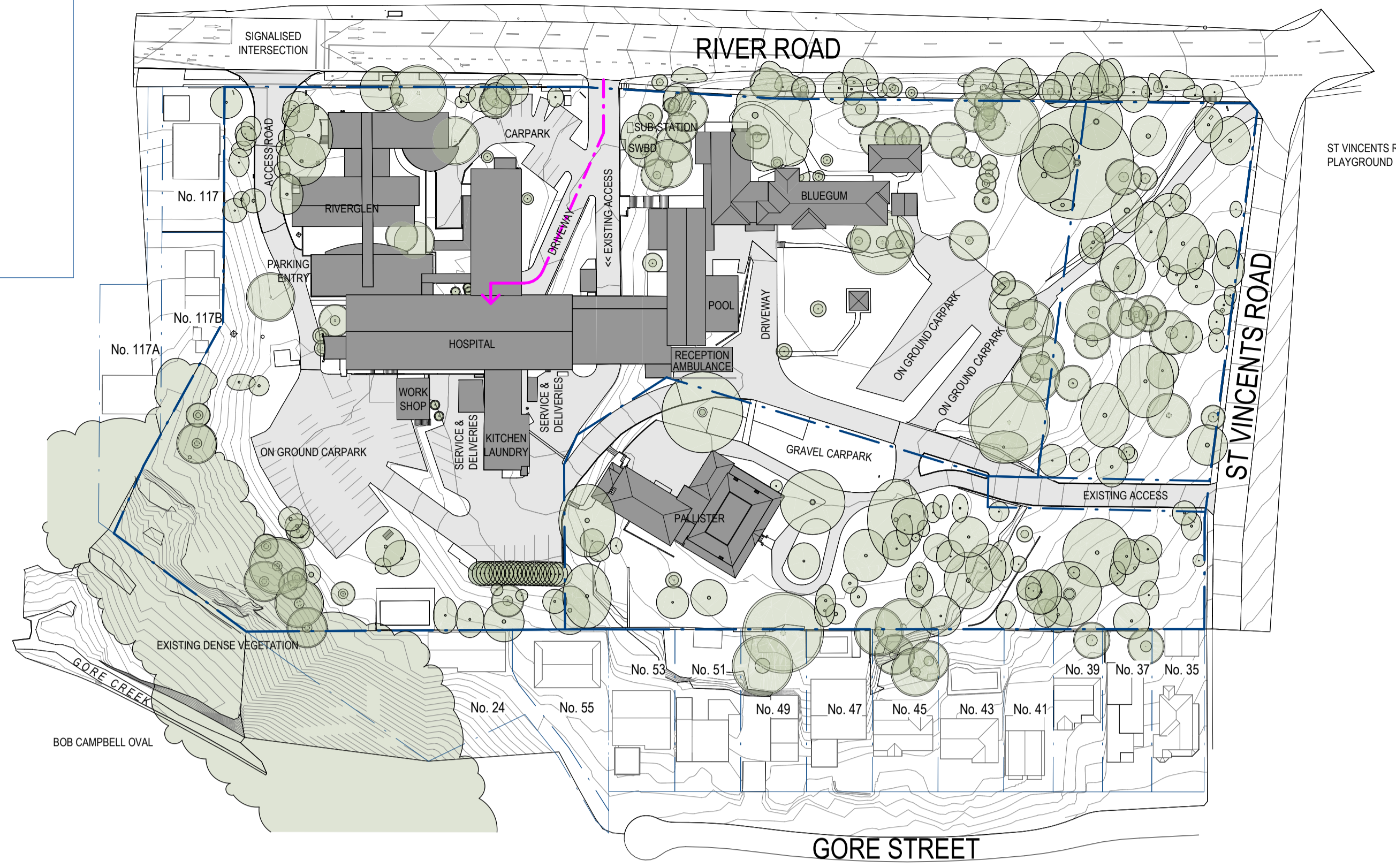
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DATE: 12/08/22  
DRAWING TITLE:  
**STAGE 1 - SERVICES**

DRAWING No:  
**AR-SW-0121.1**

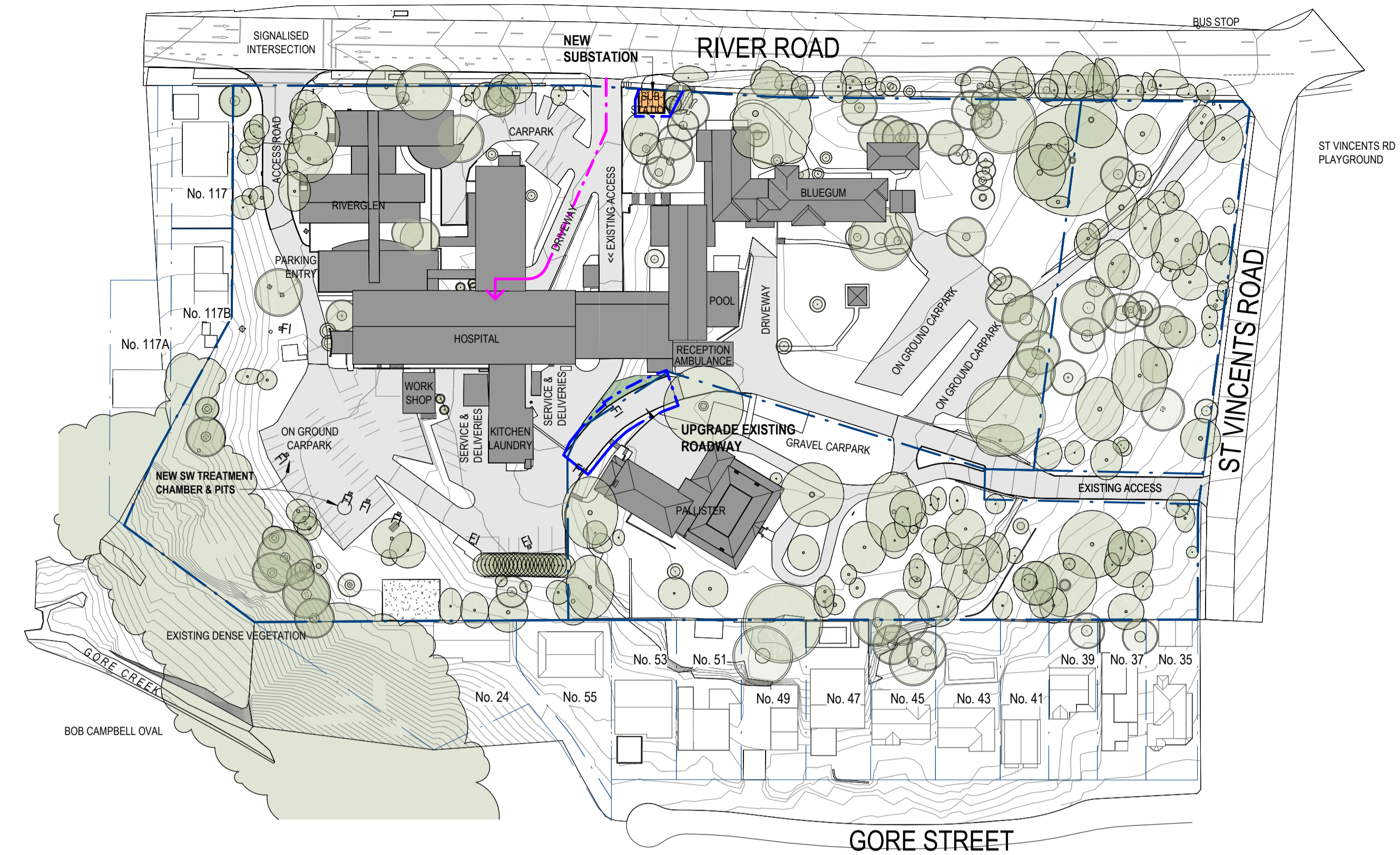
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NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037) 7/06/2024 9:41:09 AM

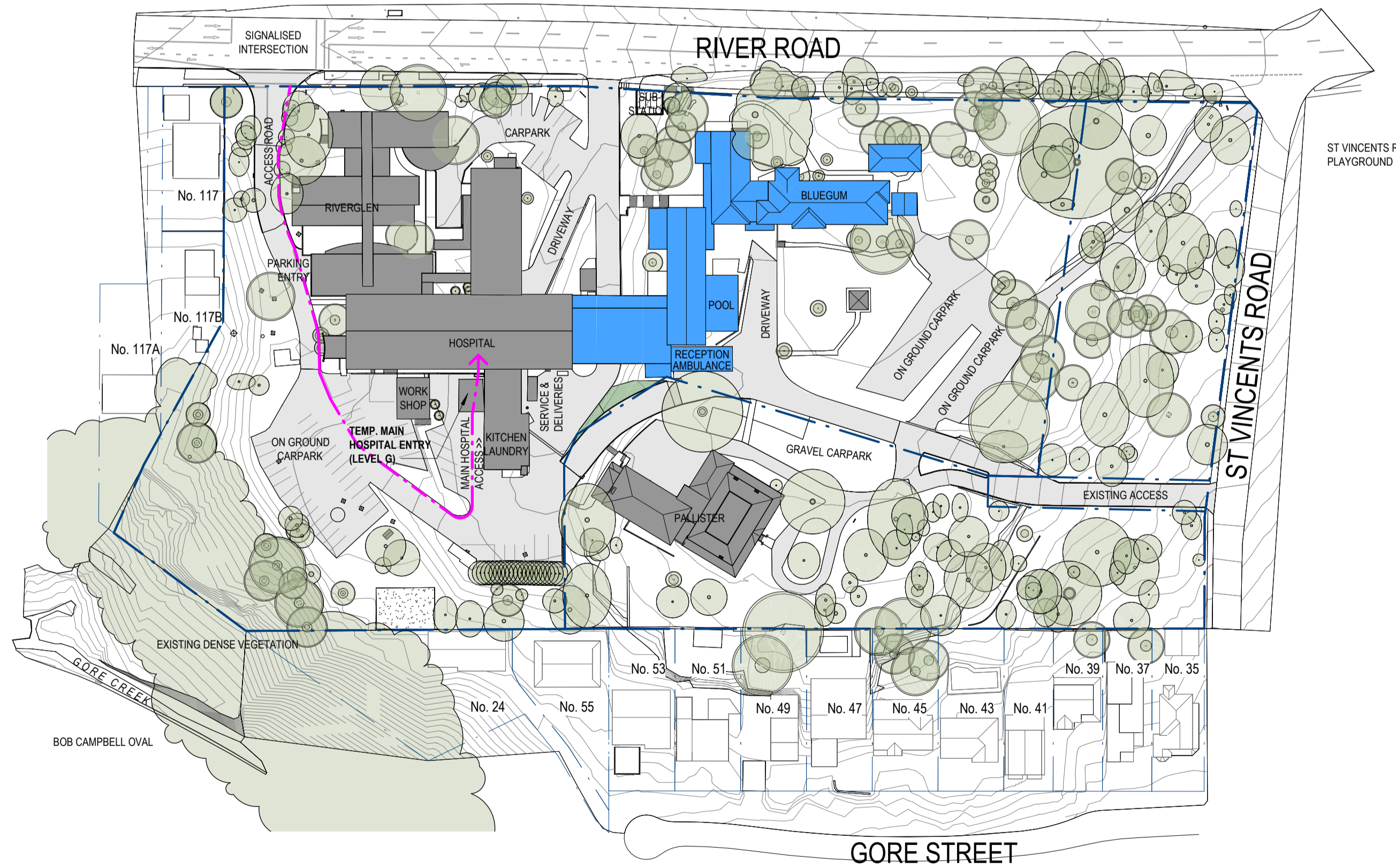
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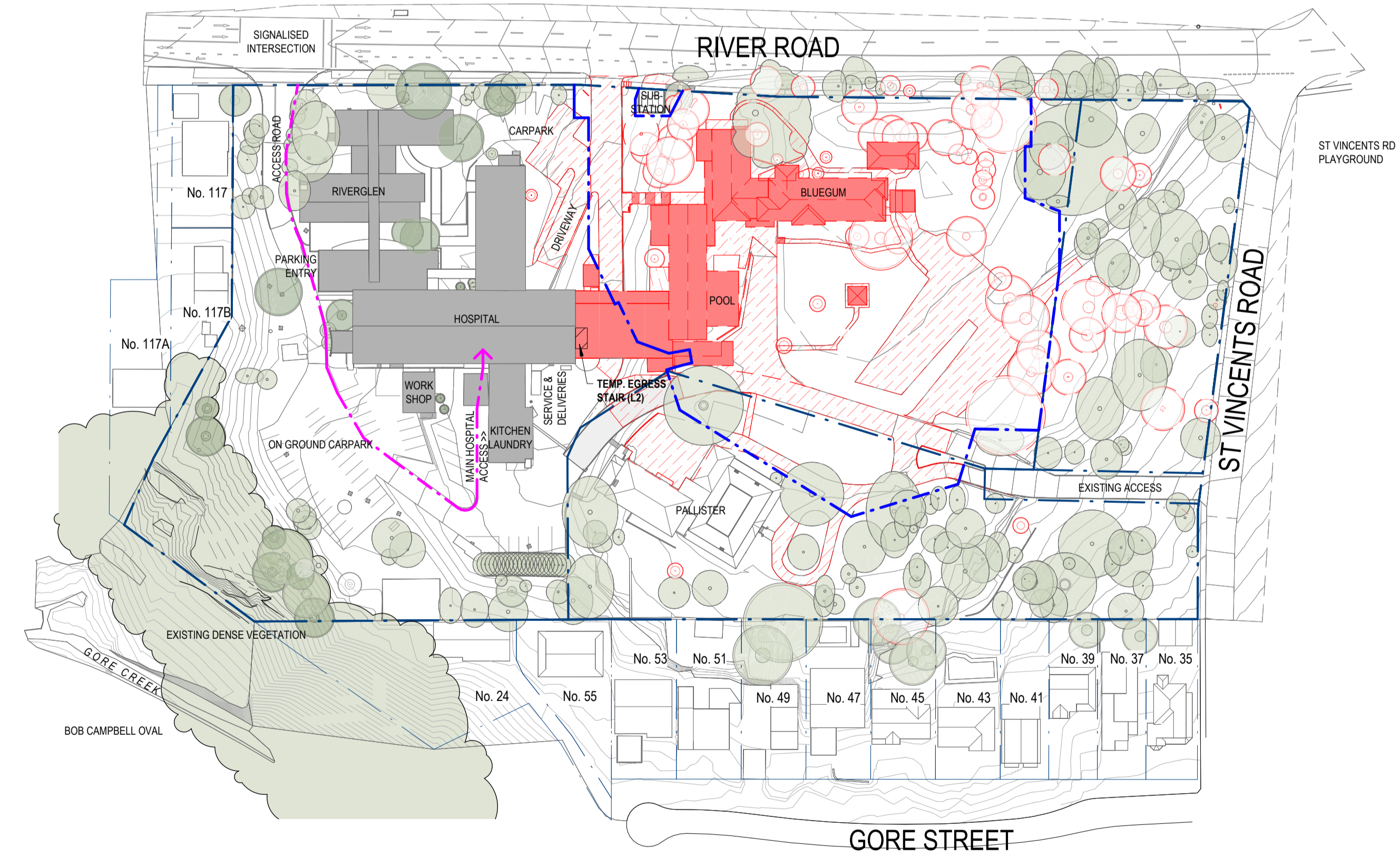
1 STAGE 1 - EXISTING SITE  
1:1000



2 STAGE 1 - EXTERNAL WORKS  
1:1000



3 STAGE 2 - DECANT EXISTING BUILDINGS  
1:1000



4 STAGE 2 - DEMOLITION  
1:1000



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REV	DATE	DETAILS	INITIALS
P3	2024.06.07	STAGE 1 PRELIMINARY ISSUE	NAH
P2	2023.04.04	STAGE 1 - 100% ISSUE	NAH
P1	2023.01.16	75% ISSUE TO ROBERTS CO.	AMac



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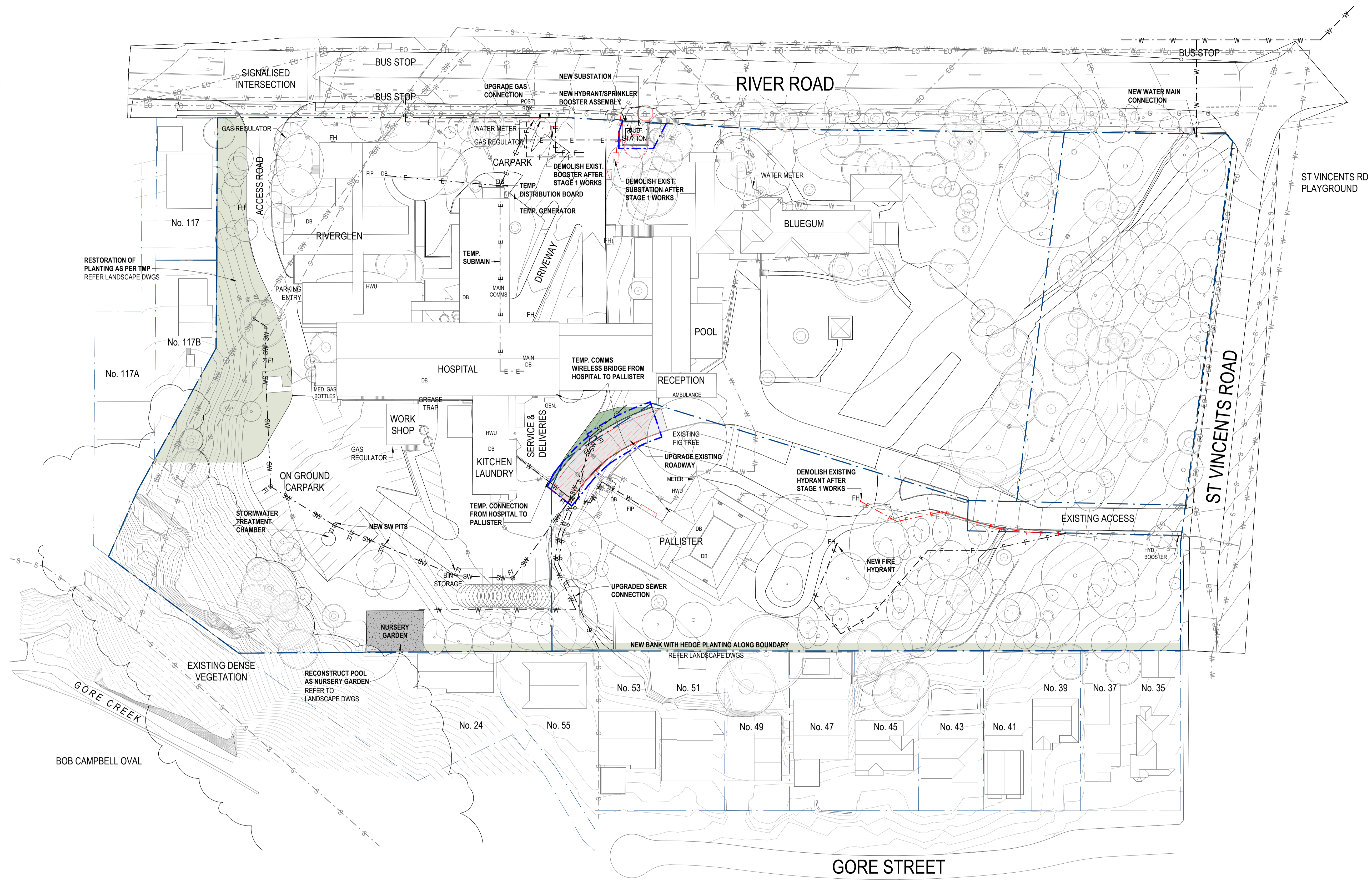


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PROJECT: 01605  
GREENWICH HOSPITAL  
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RIVER RD, GREENWICH

REVISION: P3  
DATE: 11/30/22  
DRAWING TITLE:  
STAGE 1&2 - SUB-STAGING PLANS

DRAWING No:  
**AR-SW-0121.4**



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REV	DATE	DETAILS	INITIALS
P11	2024.06.07	STAGE 1 PRELIMINARY ISSUE	NAH
P10	2024.02.29	CLIENT ISSUE	ZB
P9	2023.09.22	90% ISSUE	NAH
P8	2023.06.30	80% ISSUE	NAH
P7	2023.04.04	STAGE 1 - 100% ISSUE	NAH
P6	2023.01.16	75% ISSUE TO ROBERTS CO.	AMac



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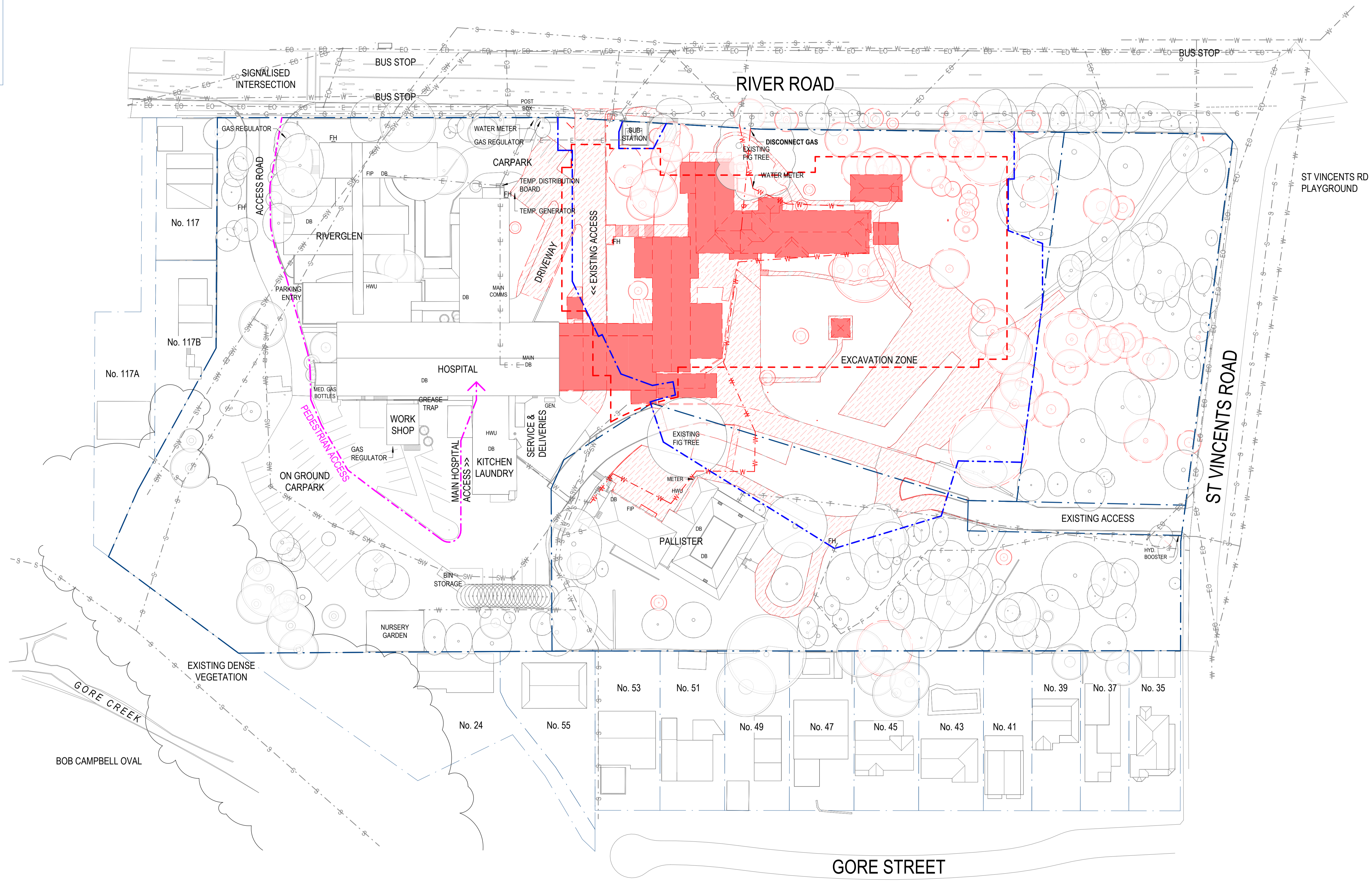
PROJECT: 01605  
**GREENWICH HOSPITAL  
REDEVELOPMENT**  
RIVER RD, GREENWICH

REVISION: DRAWING No:  
**P11 AR-SW-0121**

DATE:  
DRAWING TITLE:  
**STAGE 1 - EARLY WORKS SUMMARY**

DRAWN: NAH CHECKED: SCALE: 1: 500 @A1

NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037) 7/06/2024 10:27:13 AM



- STAGE 2 - SCOPE OF EXTERNAL DEMOLITION WORKS**
- GENERAL**
- DEMOLISH EXISTING ROADWAY.
  - DEMOLISH EXISTING BRIDGE LINK. REFER TO STRUCTURAL DWGS FOR TEMPORARY SUPPORT.
  - DEMOLISH EXISTING BUILDINGS.
- HYDRAULIC**
- ISOLATE AND CAP GAS SUPPLY TO BLUEGUM AND THE EXISTING HOSPITAL.
  - LOCATE AND REMOVE THE EXISTING SEWER FROM BLUEGUM AND CAP THE SERVICE TO ENABLE STAGE 1 DEMOLITION.
- STRUCTURAL**
- PILING WALLS AS INDICATED ON STRUCTURAL DRAWINGS, PARTICULARLY TO SUPPORT THE EXISTING HOSPITAL.
  - DETAILS INDICATING THE DEMOLITION OF THE EXISTING BRIDGE LINK AT THE UPPER LEVEL OF THE HOSPITAL AND SUPPORT TO EXISTING FOUNDATIONS AND ROOF BEING RETAINED THROUGH STAGE 2.



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REV	DATE	DETAILS	INITIALS
P10	2024.06.07	STAGE 1 PRELIMINARY ISSUE	NAH
P9	2024.02.29	CLIENT ISSUE	ZB
P8	2023.09.22	90% ISSUE	NAH
P7	2023.06.30	80% ISSUE	NAH
P6	2023.01.16	75% ISSUE TO ROBERTS CO.	AMac
P5	2022.11.11	CONSULTANT COORDINATION ISSUE	HV

**LEGEND - SITE DEMOLITION PLAN**

- SITE BOUNDARY
- STAGING LINE
- EXTENT OF EXCAVATION (APPROXIMATE)
- EXISTING TO REMAIN
- DEMOLISHED (SURFACE)
- DEMOLISHED (BUILDING)
- EXISTING SERVICE TO REMAIN
- EXISTING SERVICE DEMOLISHED (REFER TO CONSULTANT DRAWINGS)

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PROJECT: 01605  
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RIVER RD, GREENWICH

REVISION: P10  
DATE: 2024.06.07  
DRAWING TITLE: STAGE 2.1 PLAN - DEMOLITION

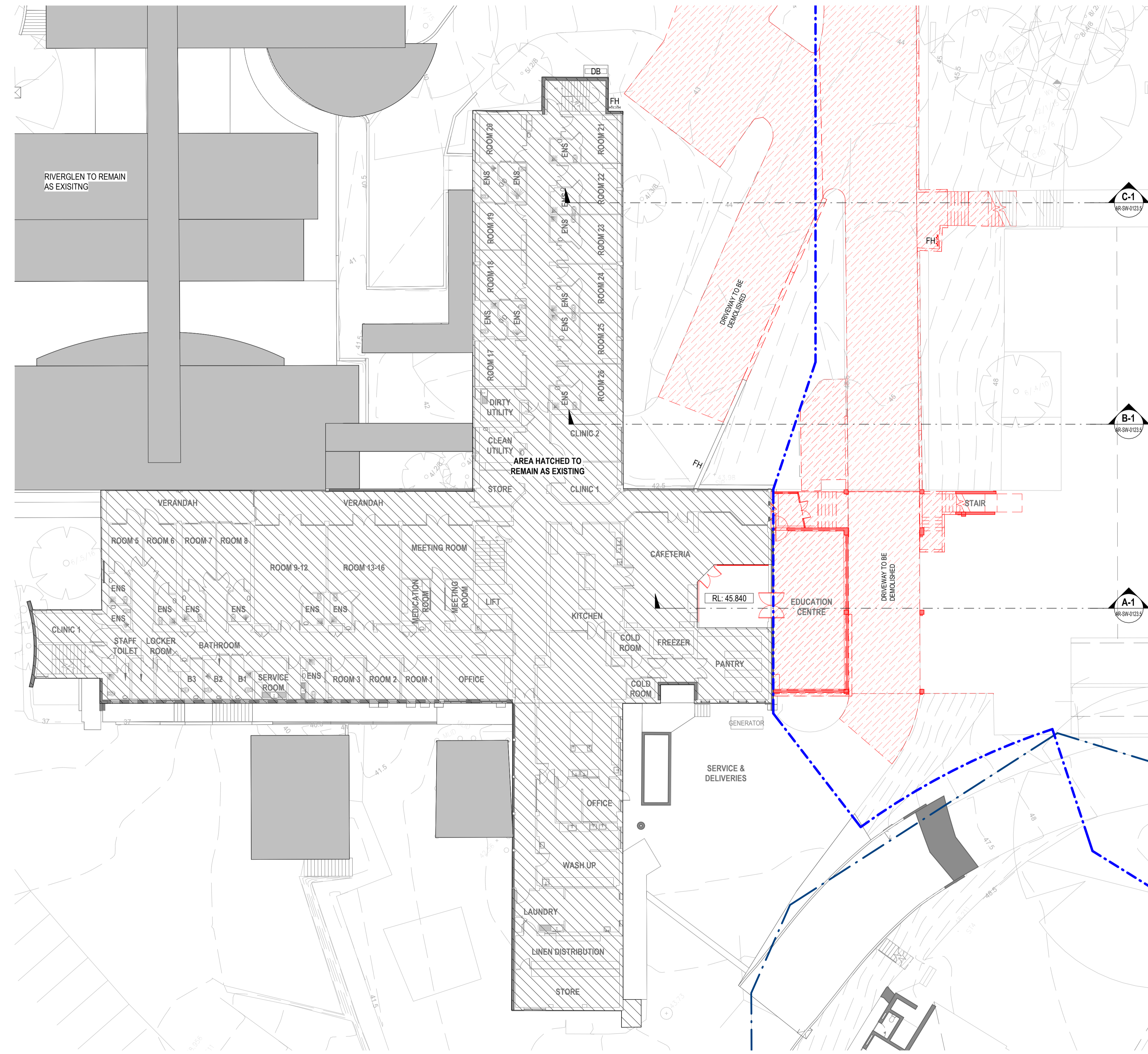
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CHECKED: HV  
SCALE: 1: 500 @A1

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NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037) 7/06/2024 9:48:16 AM





**STAGE 2 - SCOPE OF EXTERNAL DEMOLITION WORKS**

- DEMOLISH EXISTING ROADWAY.
- DEMOLISH EXISTING BRIDGE LINK. REFER TO STRUCTURAL DWGS FOR TEMPORARY SUPPORT.
- DEMOLISH EXISTING BUILDINGS.
- REFER TO WRITTEN SCOPE OF WORKS FOR MORE DETAIL.

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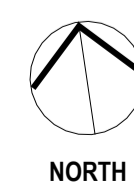
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REV	DATE	DETAILS	INITIALS
P2	2024.06.07	STAGE 1 PRELIMINARY ISSUE	NAH
P1	2023.11.06	UPDATES TO STAGE 1 DEMOLITION	ZB



**LEGEND - DEMOLITION PLAN**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SITE BOUNDARY		DEMOLISHED (SURFACE)
	STAGING LINE		DEMOLISHED (CUT)
	SITE IMAGES		EXISTING TO REMAIN
	DEMOLITION NOTES		

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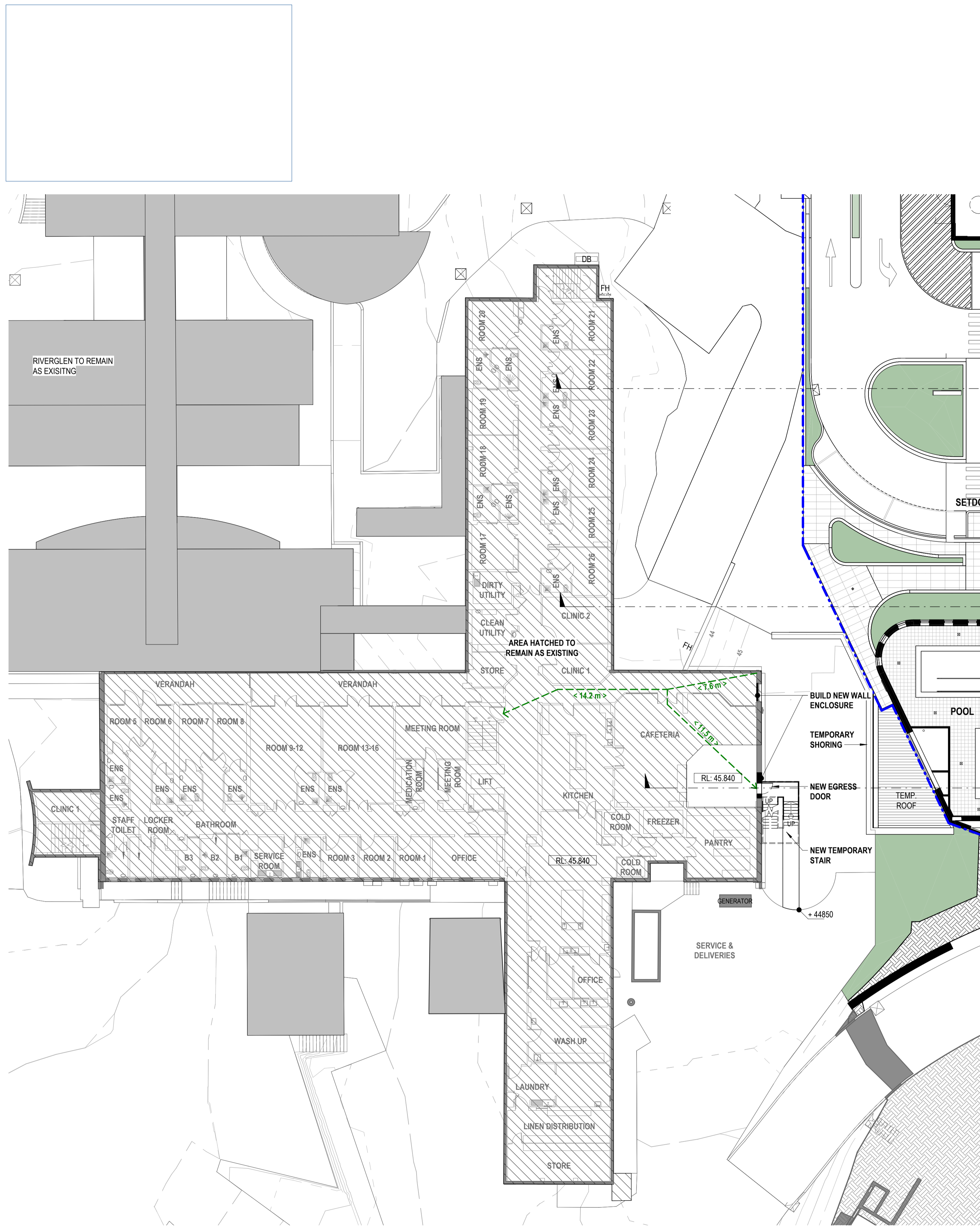
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Champion Life

PROJECT: 01605  
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REDEVELOPMENT  
RIVER RD, GREENWICH

REVISION: P2  
DATE: 11/03/23  
DRAWING TITLE:  
STAGE 2 - EXISTING HOSPITAL LEVEL 1 -  
DEMOLITION  
DRAWN: ZB, NAH CHECKED: CM SCALE: 1: 200

DRAWING No:  
**AR-SW-0123.1**

NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037) 7/06/2024 9:49:29 AM



**STAGE 2 - SCOPE OF WORKS**

- NEW TEMPORARY STAIR AND EGRESS DOOR.
- REFER TO WRITTEN SCOPE OF WORKS FOR MORE DETAIL.

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REV	DATE	DETAILS	INITIALS
P2	2024.06.07	STAGE 1 PRELIMINARY ISSUE	NAH
P1	2023.11.06	UPDATES TO STAGE 1 DEMOLITION	ZB



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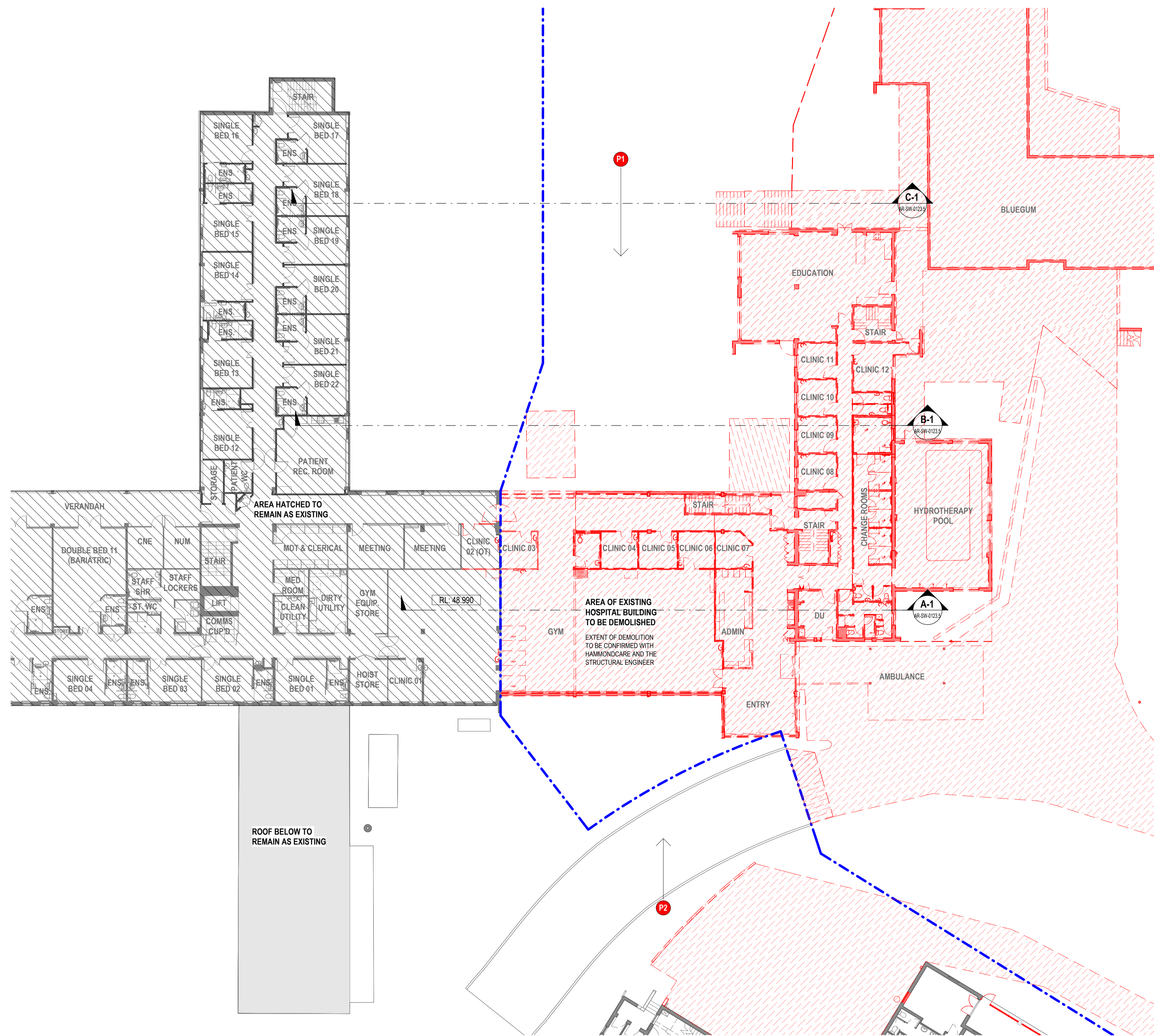
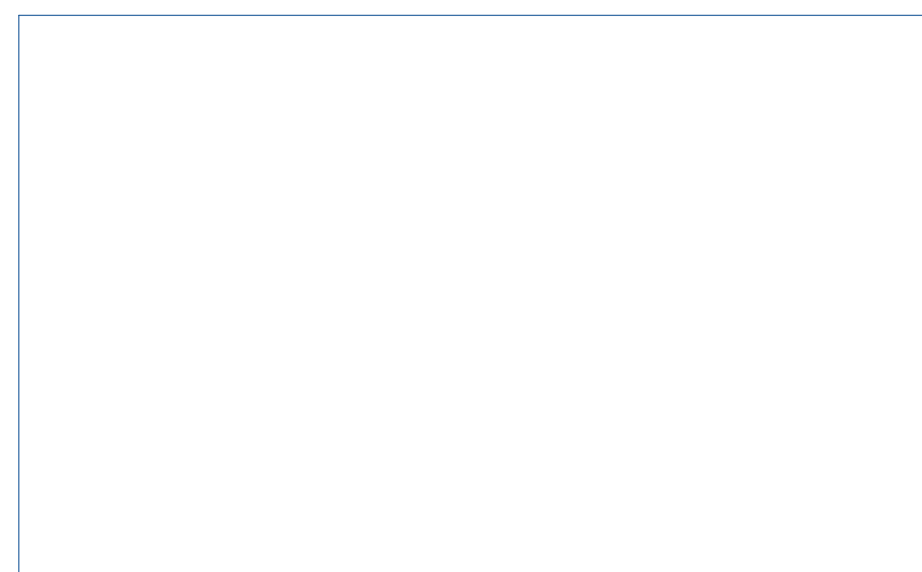


CLIENT: **HammondCare**  
Champion Life  
PROJECT: 01605  
GREENWICH HOSPITAL  
REDEVELOPMENT  
RIVER RD, GREENWICH

REVISION: **P2**  
DATE: 11/03/23  
DRAWING TITLE: **STAGE 2 - EXISTING HOSPITAL LEVEL 1 - PROPOSED**  
DRAWN: ZB, NAH CHECKED: CM SCALE: 1: 200

DRAWING No: **AR-SW-0123.2**

NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037) 7/06/2024 9:49:36 AM



VIEW P1: RED HIGHLIGHTED AREA OUTLINES PART OF BUILDING TO BE DEMOLISHED IN STAGE 2



VIEW P2: RED HIGHLIGHTED AREA OUTLINES PART OF BUILDING TO BE DEMOLISHED IN STAGE 2

**STAGE 2 - SCOPE OF INTERNAL DEMOLITION WORKS**

- DEMOLISH EXISTING JOINERY, FIXTURES, AND FITTINGS.
- DEMOLISH EXISTING WALLS.
- REFER TO WRITTEN SCOPE OF WORKS FOR MORE DETAIL.

**STAGE 2 - SCOPE OF EXTERNAL DEMOLITION WORKS**

- DEMOLISH EXISTING ROADWAY.
- DEMOLISH EXISTING BRIDGE LINK. REFER TO STRUCTURAL DWGS FOR TEMPORARY SUPPORT.
- DEMOLISH EXISTING BUILDINGS.
- REFER TO WRITTEN SCOPE OF WORKS FOR MORE DETAIL.

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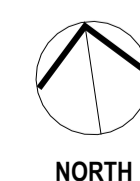
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REV	DATE	DETAILS	INITIALS
P4	2024.06.07	STAGE 1 PRELIMINARY ISSUE	NAH
P3	2023.04.04	STAGE 1 - 100% ISSUE	NAH
P2	2023.02.17	ISSUE TO CONSULTANTS	NAH
P1	2023.01.16	75% ISSUE TO ROBERTS CO.	AMac



**LEGEND - DEMOLITION PLAN**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SITE BOUNDARY		DEMOLISHED (SURFACE)
	STAGING LINE		DEMOLISHED (CUT)
	SITE IMAGES		EXISTING TO REMAIN
	DEMOLITION NOTES		

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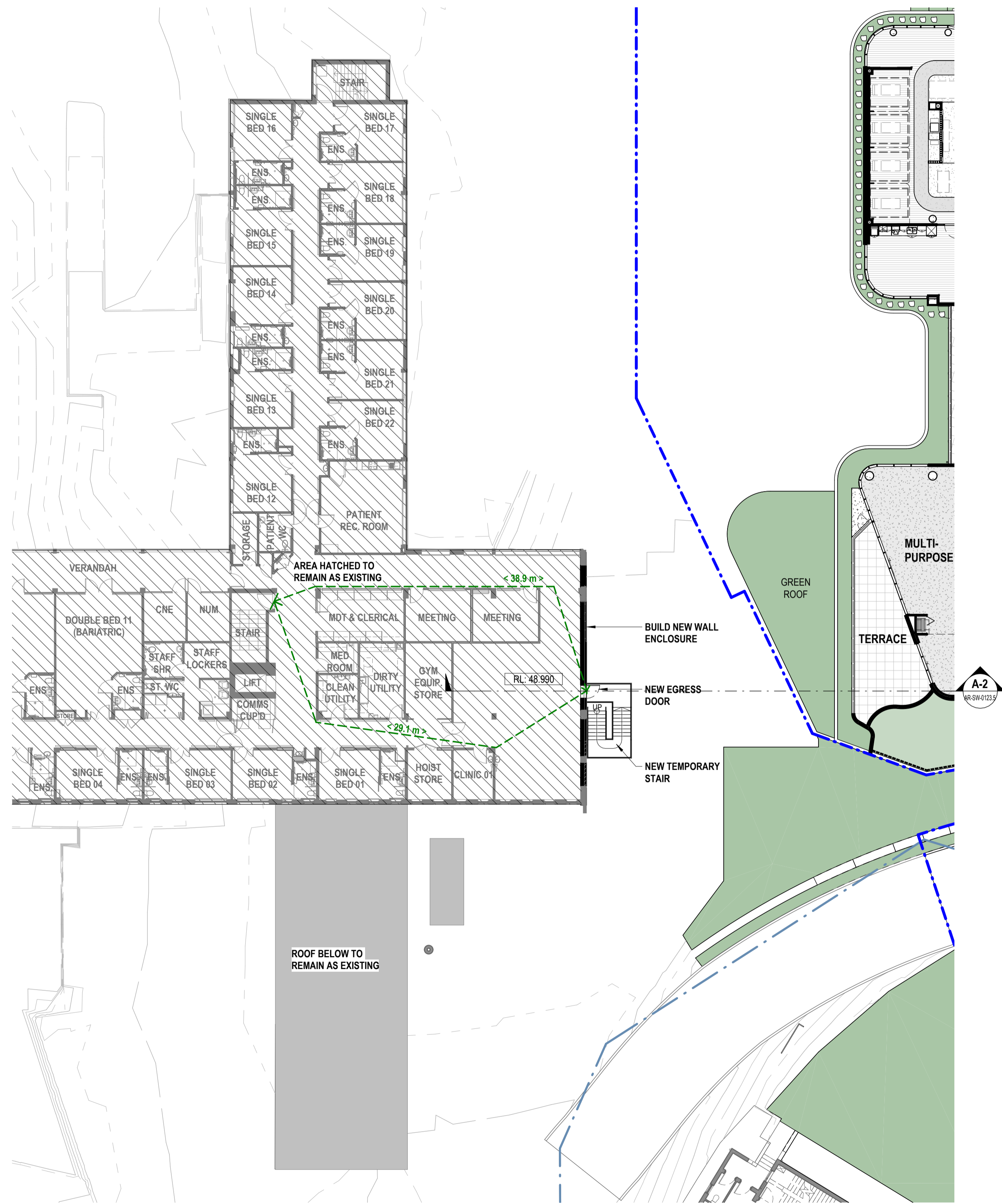
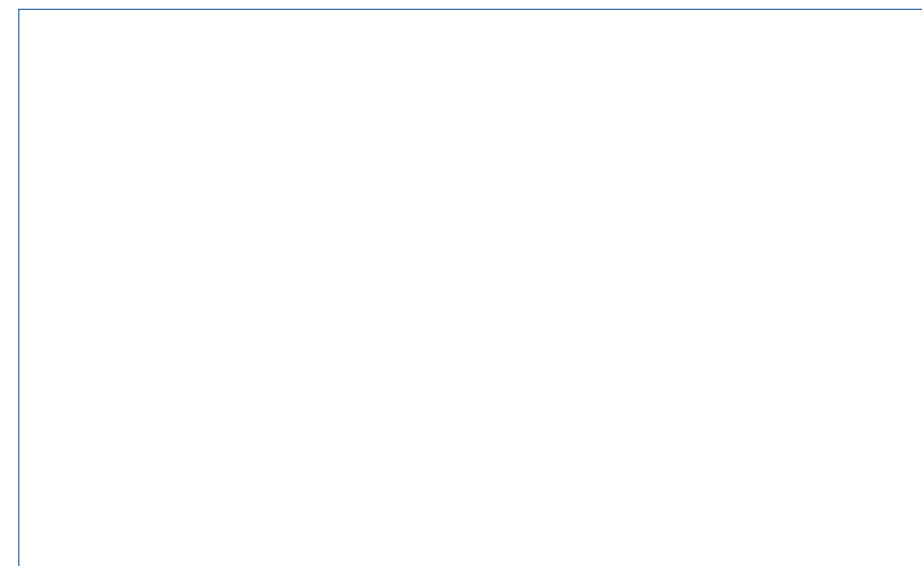
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**P4** **AR-SW-0123.3**

DATE: 11/30/22

DRAWING TITLE:  
**STAGE 2 - EXISTING HOSPITAL LEVEL 2 -  
DEMOLITION**

DRAWN: ZB, NAH CHECKED: SCALE: 1: 200 @A1

NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037) 7/06/2024 9:49:42 AM



**STAGE 2 - SCOPE OF WORKS**

- CONSTRUCT TEMPORARY WALL TO CLOSE OFF WHERE BRIDGE DEMOLISHED.
- NEW TEMPORARY STAIR AND EGRESS DOOR.
- REFER TO WRITTEN SCOPE OF WORKS FOR MORE DETAIL.

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REV	DATE	DETAILS	INITIALS
P4	2024.06.07	STAGE 1 PRELIMINARY ISSUE	NAH
P3	2023.04.04	STAGE 1 - 100% ISSUE	NAH
P2	2023.02.17	ISSUE TO CONSULTANTS	NAH
P1	2023.01.16	75% ISSUE TO ROBERTS CO.	AMac



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RIVER RD, GREENWICH

REVISION: **P4**  
DATE: 01/06/23  
DRAWING TITLE:  
**STAGE 2 - EXISTING HOSPITAL LEVEL 2 - PROPOSED**

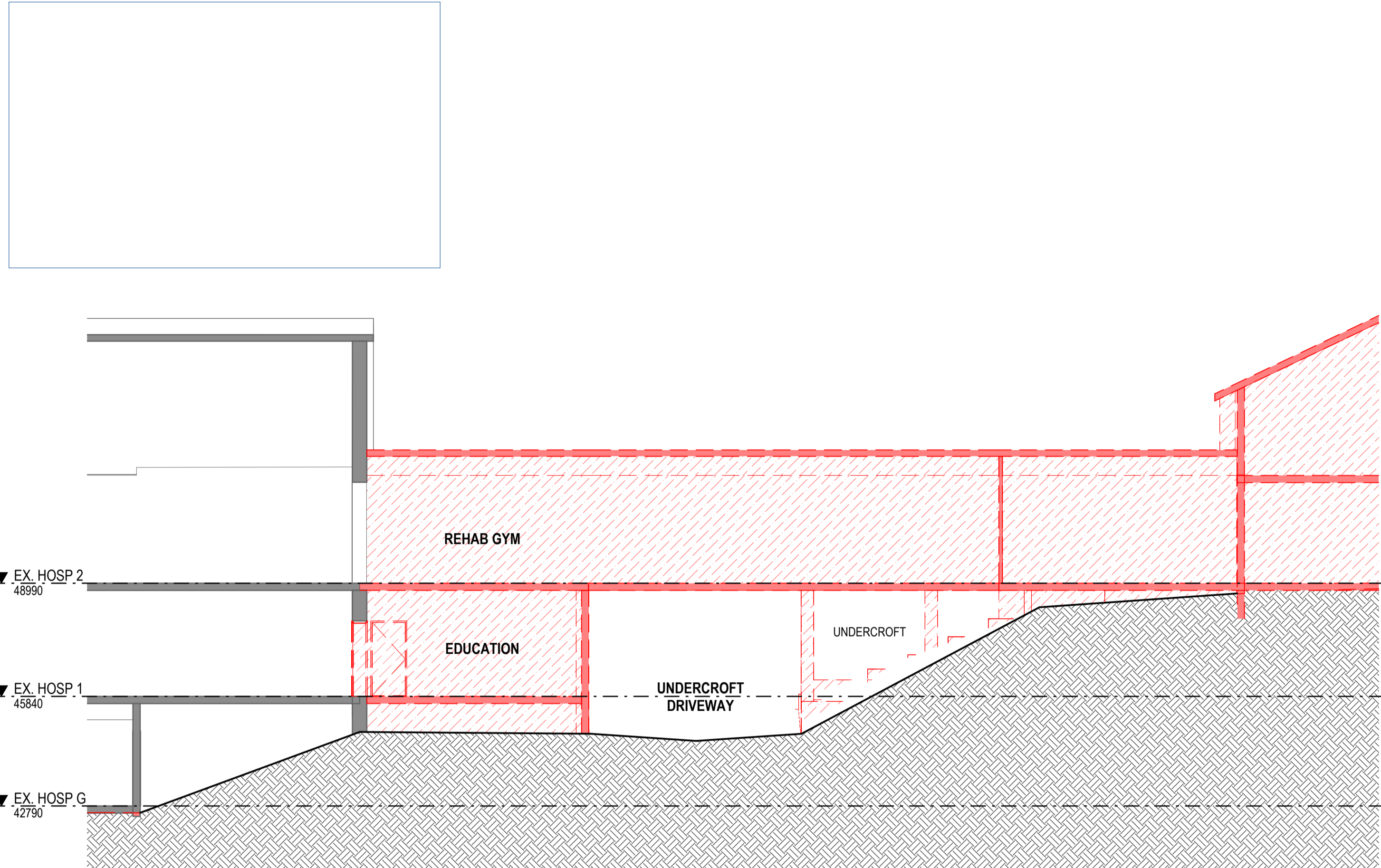
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**AR-SW-0123.4**

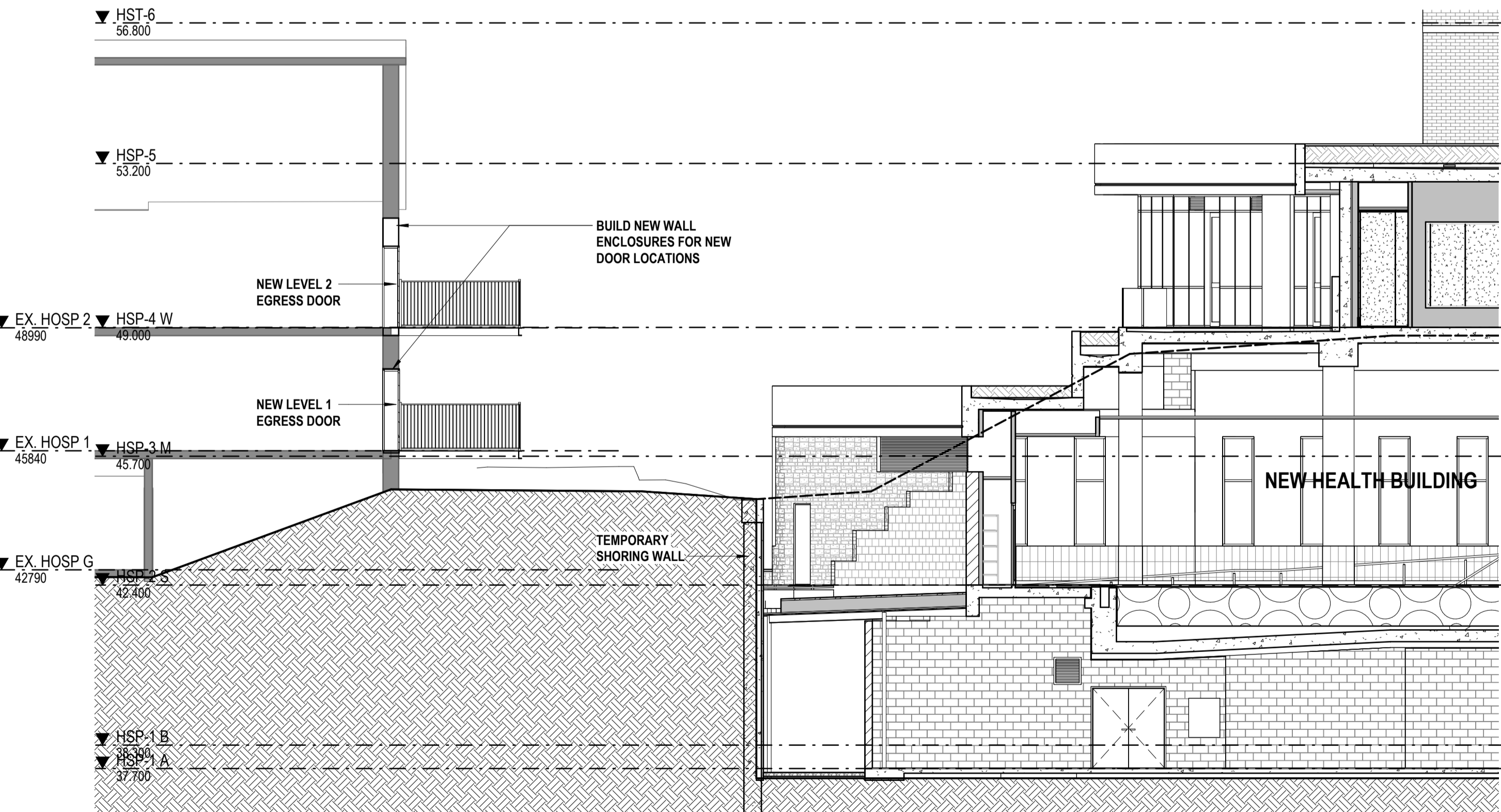
NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)

7/06/2024 9:49:48 AM

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**A-1** STAGE 2 - SECTION A - DEMOLISHED LINK  
1:100



**A-2** STAGE 2 - SECTION A - PROPOSED LINK  
1:100



1:50 @ A1 THIS DRAWING IS IN COLOUR

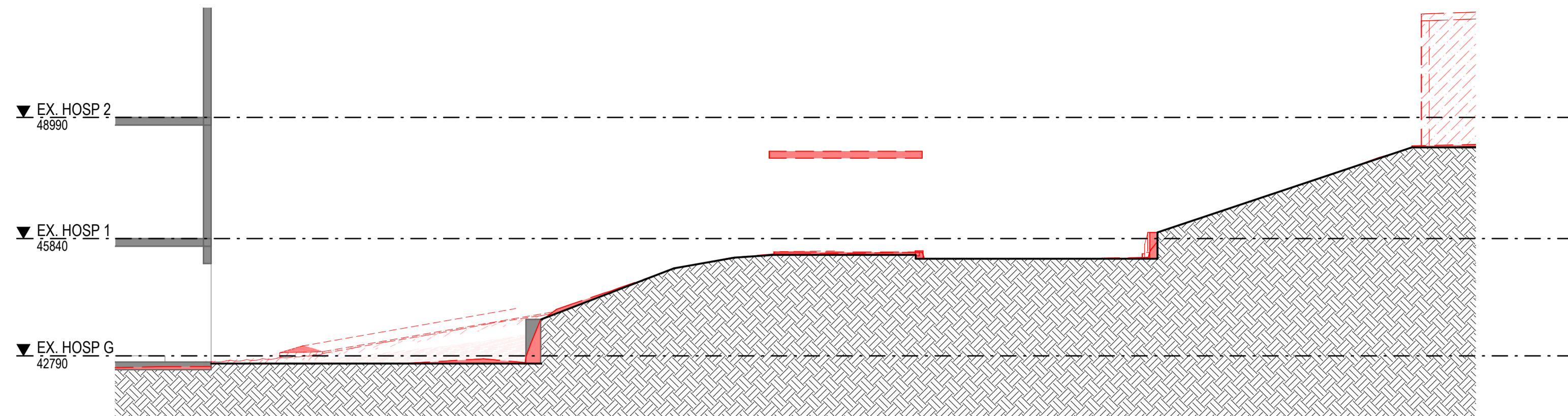
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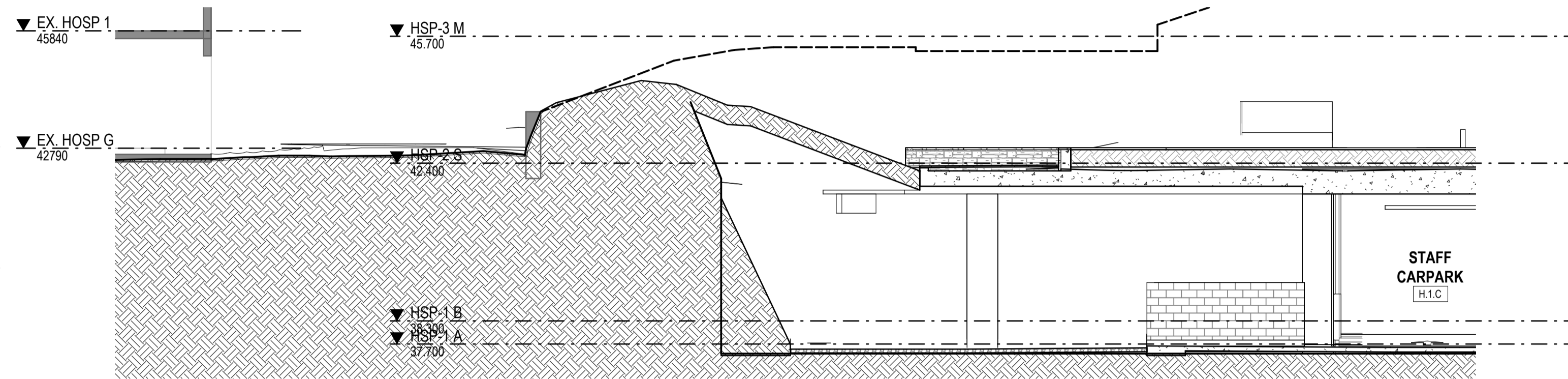
NSW NOMINATED ARCHITECT: ANDREW MASTERS NSW ARB No. 9037

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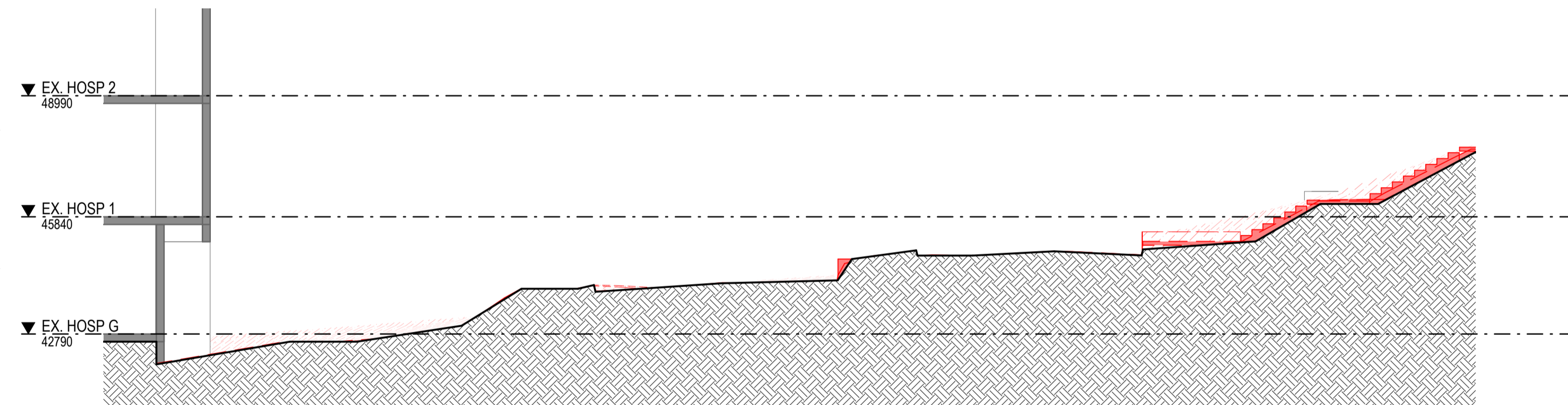
REV	DATE	DETAILS	INITIALS
P4	2024.06.07	STAGE 1 PRELIMINARY ISSUE	NAH
P3	2023.04.04	STAGE 1 - 100% ISSUE	NAH
P2	2023.02.16	HYDROTHERAPY POOL UPDATED	NAH
P1	2023.01.16	75% ISSUE TO ROBERTS CO.	AMac



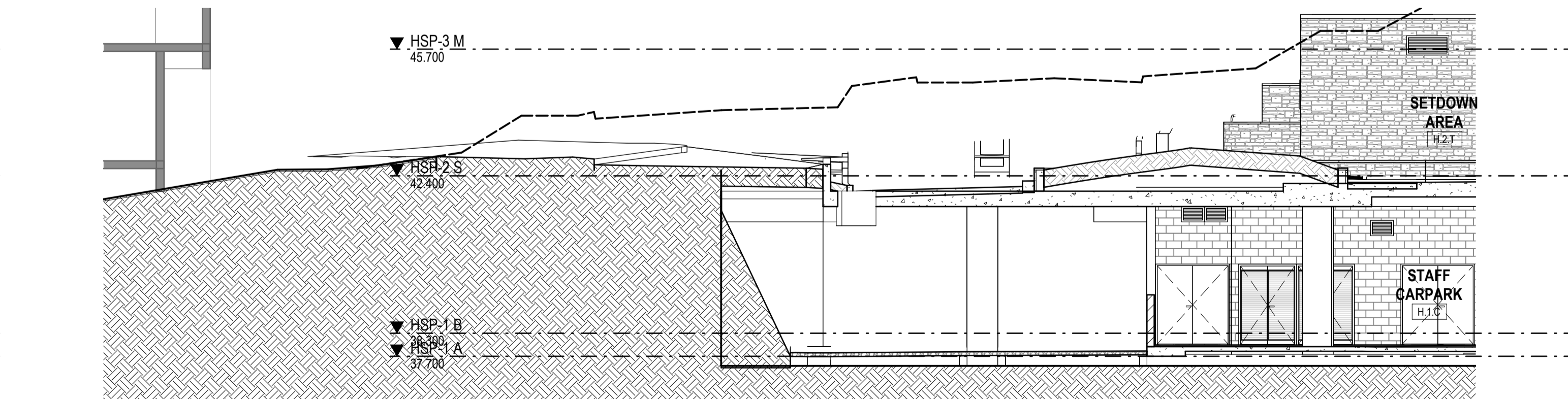
**B-1** STAGE 2 - SECTION B - DEMOLITION SECTION  
1:100



**B-2** STAGE 2 - SECTION B - PROPOSED SECTION  
1:100



**C-1** STAGE 2 - SECTION C - DEMOLITION SECTION  
1:100



**C-2** STAGE 2 - SECTION C - PROPOSED SECTION  
1:100

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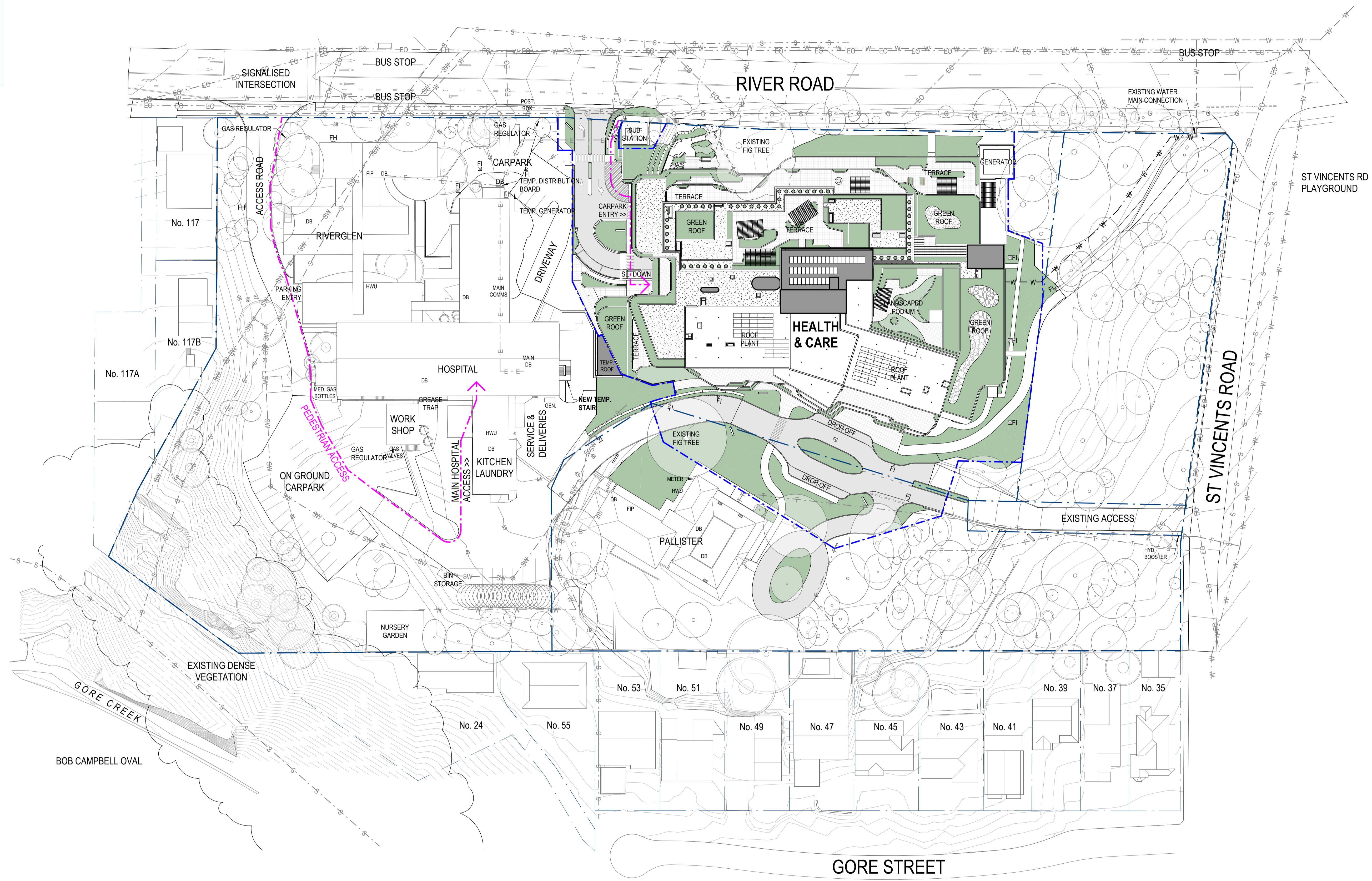
CLIENT:  
**HammondCare**  
Champion Life  
PROJECT: 01605  
GREENWICH HOSPITAL  
REDEVELOPMENT  
RIVER RD, GREENWICH

REVISION:  
**P4**  
DATE: 11/25/22  
DRAWING TITLE:  
STAGE 2 - SECTIONS

DRAWING No:  
**AR-SW-0123.5**

DRAWN: NAH CHECKED: SCALE: 1:100 @A1

NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037) 7/06/2024 9:50:02 AM



1:500 @A1 THIS DRAWING IS IN COLOUR

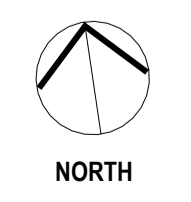
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REV	DATE	DETAILS	INITIALS
P10	2024.06.07	STAGE 1 PRELIMINARY ISSUE	NAH
P9	2024.02.29	CLIENT ISSUE	ZB
P8	2023.09.22	90% ISSUE	NAH
P7	2023.06.30	80% ISSUE	NAH
P6	2023.01.16	75% ISSUE TO ROBERTS CO.	AMac
P5	2022.11.11	CONSULTANT COORDINATION ISSUE	HV



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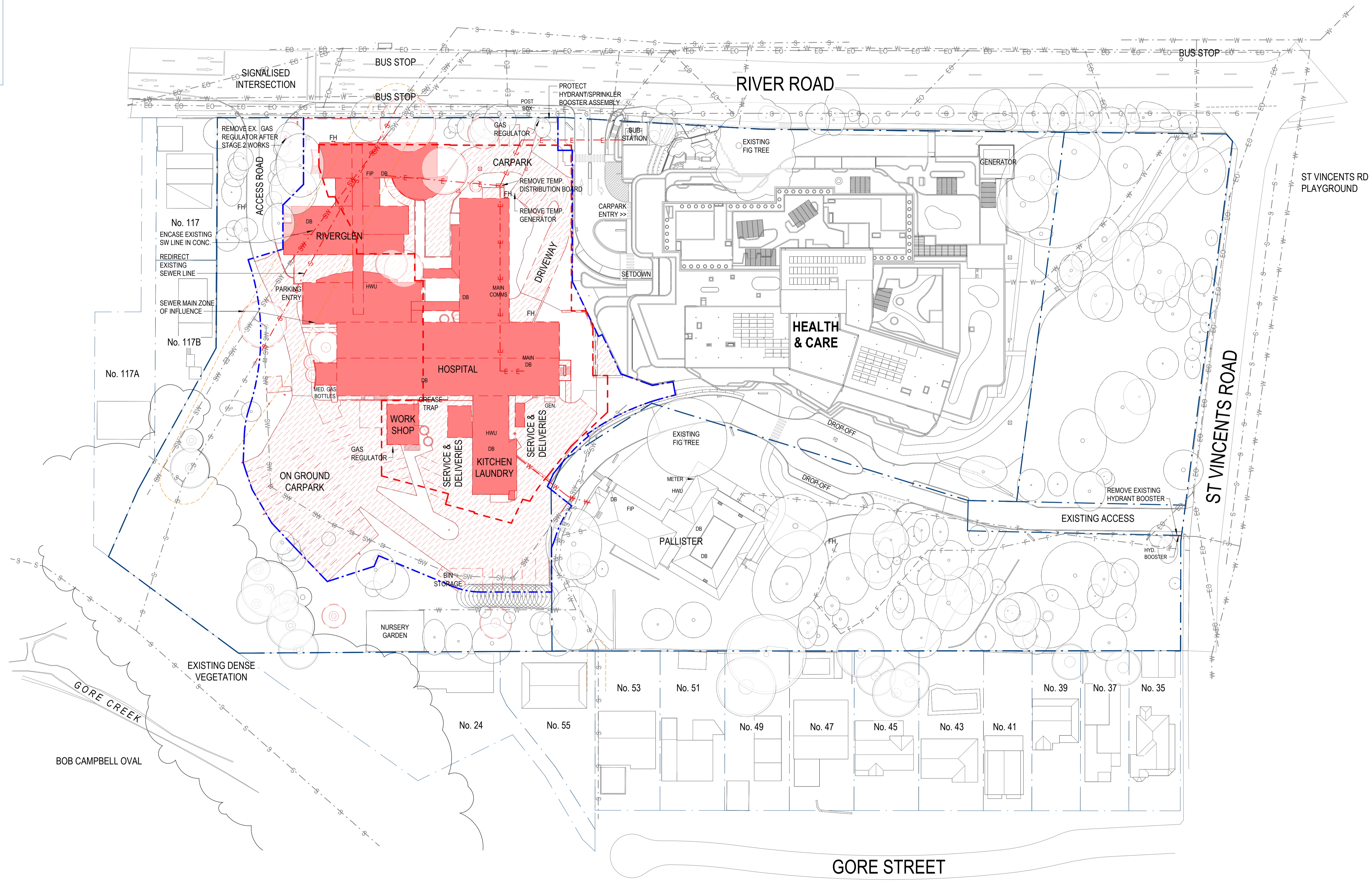
REVISION: DRAWING No:  
P10 **AR-SW-0123**

DATE:  
DRAWING TITLE:  
STAGE 2.2 PLAN - CONSTRUCTION

DRAWN: NAH CHECKED: SCALE: 1:500 @A1

NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037) 7/06/2024 9:49:22 AM

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REV	DATE	DETAILS	INITIALS
P10	2024.06.07	STAGE 1 PRELIMINARY ISSUE	NAH
P9	2024.02.29	CLIENT ISSUE	ZB
P8	2023.09.22	90% ISSUE	NAH
P7	2023.06.30	80% ISSUE	NAH
P6	2023.01.16	75% ISSUE TO ROBERTS CO.	AMac
P5	2022.11.11	CONSULTANT COORDINATION ISSUE	HV

LEGEND - SITE DEMOLITION PLAN	
	SITE BOUNDARY
	STAGING LINE
	EXTENT OF EXCAVATION (APPROXIMATE)
	EXISTING TO REMAIN
	DEMOLISHED (SURFACE)
	DEMOLISHED (BUILDING)
	EXISTING SERVICE TO REMAIN
	EXISTING SERVICE DEMOLISHED (REFER TO CONSULTANT DRAWINGS)

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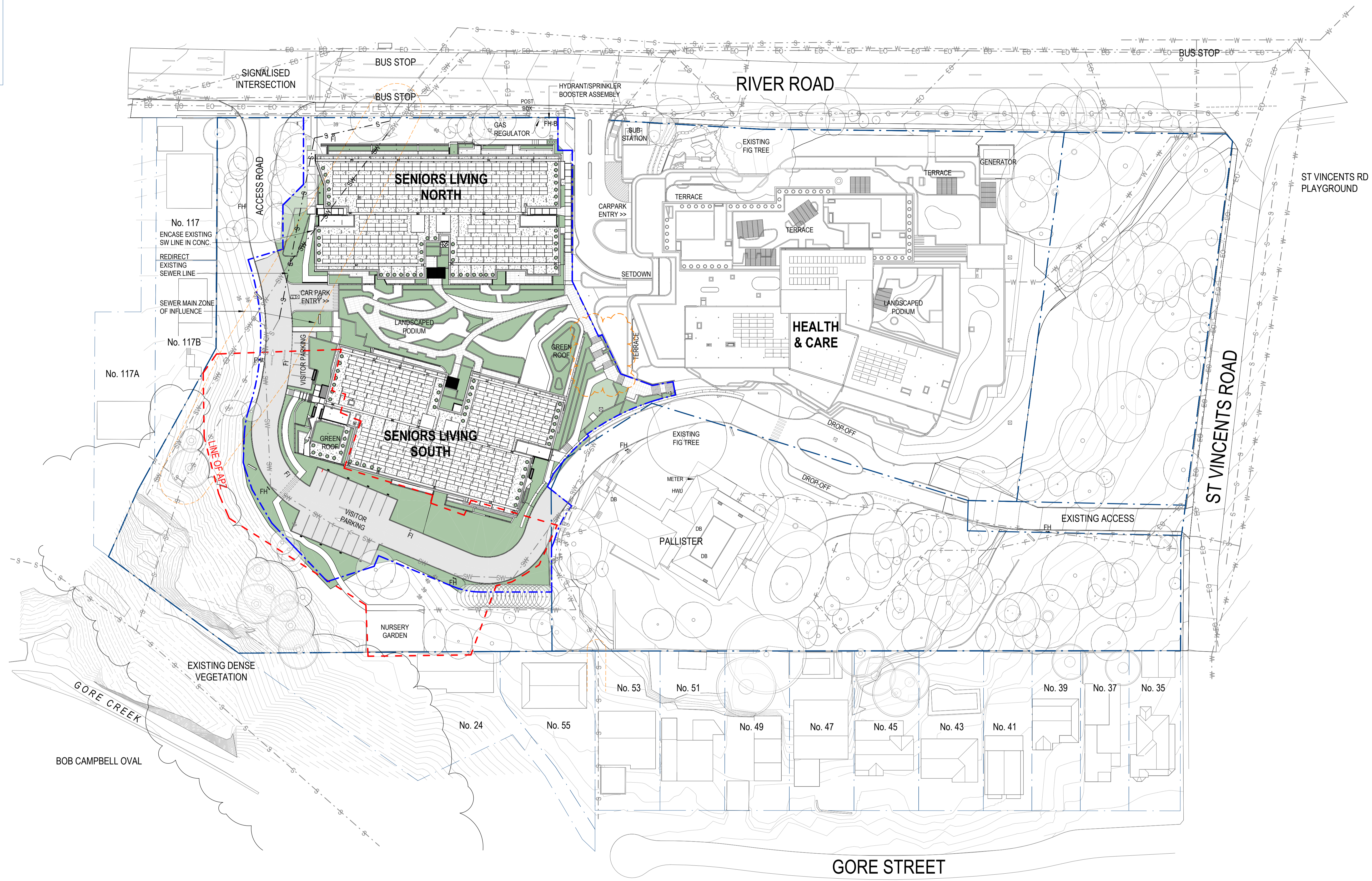
REVISION: DRAWING No:  
**P10 AR-SW-0124**

DATE:  
DRAWN TITLE:  
STAGE 3.1 PLAN - DEMOLITION

DRAWN: NAH CHECKED: SCALE: 1: 500 @A1

NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037) 7/06/2024 9:51:19 AM

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REV	DATE	DETAILS	INITIALS
P11	2024.06.07	STAGE 1 PRELIMINARY ISSUE	NAH
P10	2024.02.29	CLIENT ISSUE	ZB
P9	2023.09.22	90% ISSUE	NAH
P8	2023.08.09	Movement joint/external stair	AA
P7	2023.06.30	80% ISSUE	NAH
P6	2023.01.16	75% ISSUE TO ROBERTS CO.	AMac



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REVISION: DRAWING No:  
P11 **AR-SW-0125**

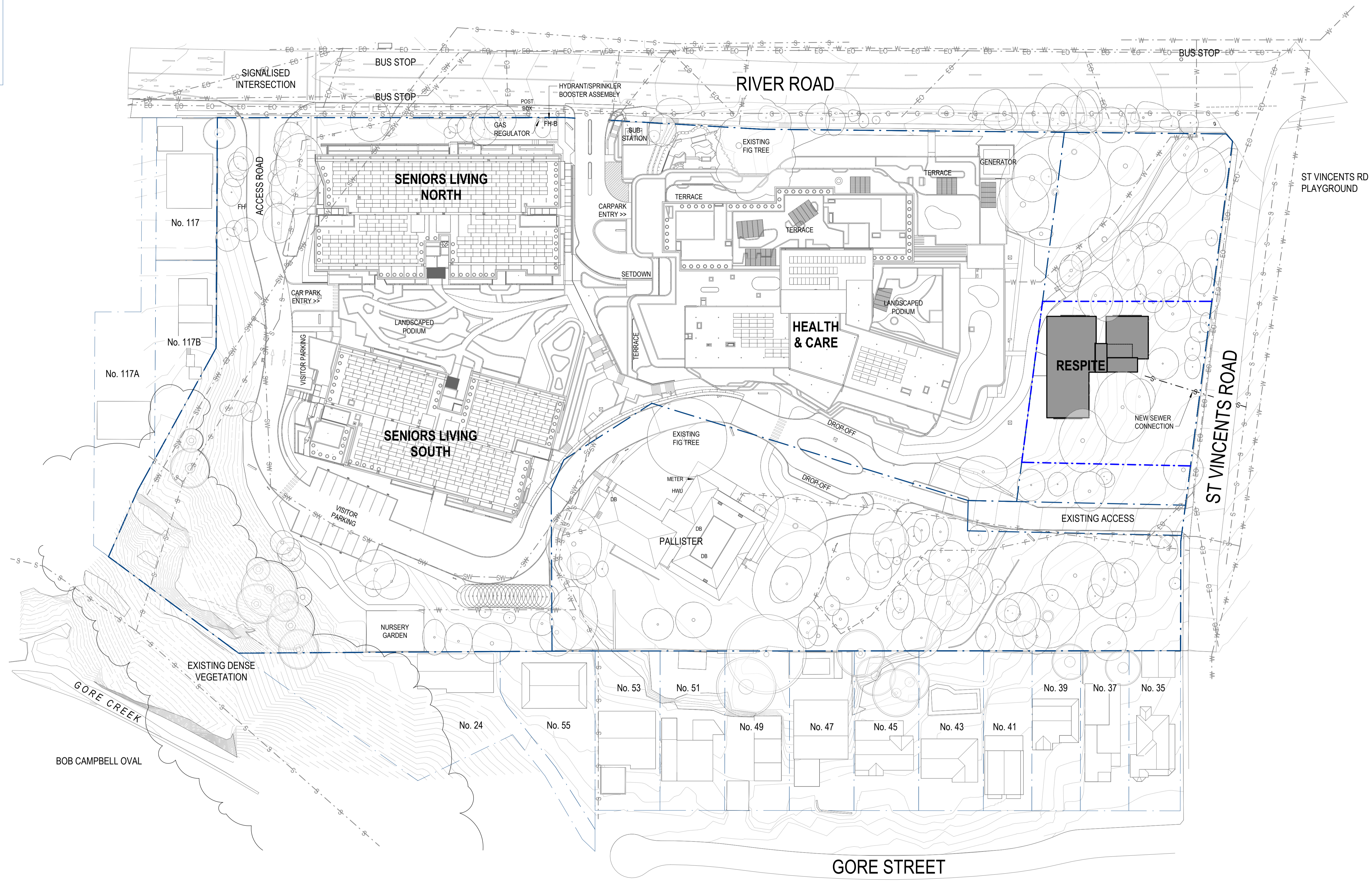
DATE:  
DRAWING TITLE:  
STAGE 3.2 PLAN - CONSTRUCTION

DRAWN: NAH CHECKED: SCALE: 1:500 @A1

NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037) 7/06/2024 9:52:37 AM

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REV	DATE	DETAILS	INITIALS
P10	2024.06.07	STAGE 1 PRELIMINARY ISSUE	NAH
P9	2024.02.29	CLIENT ISSUE	ZB
P8	2023.09.22	90% ISSUE	NAH
P7	2023.06.30	80% ISSUE	NAH
P6	2023.01.16	75% ISSUE TO ROBERTS CO.	AMac
P5	2022.11.11	CONSULTANT COORDINATION ISSUE	HV



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PROJECT: 01605  
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REVISION: DRAWING No:  
P10 **AR-SW-0126**

DATE:  
DRAWING TITLE:  
STAGE 4 PLAN - CONSTRUCTION

DRAWN: NAH CHECKED: SCALE: 1: 500 @A1

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## Appendix 3 – Condition Compliance Matrix

Document Title: Greenwich Conditions Compliance Matrix (CCM)								
Version: Rev A								
Date: August 2024								
Condition of Consent	Compliance Requirement	Project Stages				Comment		
		1	2	3	4			
<b>PART A - ADMINISTRATIVE CONDITIONS</b>								
Obligation to Minimise Harm to the Environment								
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	X	X	X	X	This Condition will be complied with in full throughout		
Terms of Consent								
	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> <li>(a) in compliance with the conditions of this consent;</li> <li>(b) in accordance with all written directions of the Planning Secretary;</li> <li>(c) generally in accordance with the EIS and Response to Submissions;</li> <li>(d) in accordance with the approved plans in the table below:</li> </ul>							
<b>Architectural Drawings prepared by Bickerton Master</b>								
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>					
DD-SW-0101	P23	Proposed Site Plan	27.06.2023					
DD-SW-0120	P15	Staging Plan	27.06.2023					
DD-SW-0121	P11	Stage 1 Plan – Early Works	27.06.2023					
DD-SW-0122	P12	Stage 2.1 Plan – Demolition	27.06.2023					
DD-SW-0123	P15	Stage 2.2 Plan – Construction	27.06.2023					
DD-SW-0124	P15	Stage 3.1 Plan – Demolition	27.06.2023					
DD-SW-0125	P15	Stage 3.2 Plan – Construction	27.06.2023					
DD-SW-0126	P15	Stage 4 Plan – Construction	27.06.2023					
DD-SW-0110	P18	Site Elevations & Sections – Sheet 1	27.06.2023					
DD-SW-0111	P18	Site Elevations & Sections – Sheet 2	27.06.2023					
DD-SW-0112	P18	Site Elevations & Sections – Sheet 3	27.06.2023					

Condition of Consent	Compliance Requirement				Project Stages				Comment	
					1	2	3	4		
<b>PART A - ADMINISTRATIVE CONDITIONS</b>										
A2	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	P27	H&C – Overall Plan – L1	27.06.2023						
	DD-HST-0101	P26	H&C – Overall Plan – L2	27.06.2023						
	DD-HST-0102	P29	H&C – Overall Plan – L3	27.06.2023						
	DD-HST-0103	P26	H&C – Overall Plan – L4	27.06.2023						
	DD-HST-0104	P27	H&C – Overall Plan – L5	27.06.2023						
	DD-HST-0105	P26	H&C – Overall Plan – L6	27.06.2023						
	DD-HST-0106	P25	H&C – Overall Plan – L7	27.06.2023						
	DD-HST-0107	P24	H&C – Overall Plan – L8	27.06.2023						
	DD-HST-0108	P24	H&C – Overall Plan – L9	27.06.2023						
	DD-HST-0109	P24	H&C – Overall Plan – L10	27.06.2023						
	DD-HST-0110	P24	H&C – Overall Plan – L11/Roof	27.06.2023						
	DD-HST-0500	P19	H&C – External Elevations – Sheet 1 (Overall)	27.06.2023						
	DD-HST-0501	P19	H&C – External Elevations – Sheet 2 (Overall)	27.06.2023						
	DD-SL-0100	P18	SL – Overall Plan – L1	27.06.2023						
	DD-SL-0101	P18	SL – Overall Plan – L2	27.06.2023						
	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	P18	SL – Overall Plan – L5	27.06.2023						
	DD-SL-0105	P18	SL – Overall Plan – L6	27.06.2023						
	DD-SL-0106	P9	SL – Overall Plan – Roof	27.06.2023						
	DD-SL-0500	P10	SL – External Elevations (Overall)	27.06.2023						
	DD-SL-0501	P10	SL – External Elevations (Overall)	27.06.2023						
	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									
	<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>						
LA-001	B	Tree Retention and Removal Plan	17.05.2022							
LA-100	D	Landscape Masterplan	09.10.2023							
				X	X	X	X		This Condition will be complied with in full throughout	

Condition of Consent	Compliance Requirement				Project Stages				Comment
					1	2	3	4	
<b>PART A - ADMINISTRATIVE CONDITIONS</b>									
	LA-101	D	Overall Site Plan 1/4	09.10.2023					
	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	Plant Schedule	09.10.2023					
	PL-101	D	Overall Planting Plan 1 of 4	09.10.2023					
	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					
	The Applicant must comply with all written requirements or directions of the Planning Secretary, including in relation to: (a)the environmental performance of the approved development; (b)any document or correspondence in relation to the approved development;								

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART A - ADMINISTRATIVE CONDITIONS</b>						
A3	(c)any notification given to the Planning Secretary under the terms of this approval; (d)any audit of the construction or operation of the approved development; (e)the terms of this consent and compliance with the terms of this consent (including anything required to be done under this (f)the carrying out of any additional monitoring or mitigation measures; and (g)in respect of ongoing monitoring and management obligations, compliance with an updated or revised version of a	X	X	X	X	This Condition will be complied with in full throughout
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	X	X	X	X	This Condition will be complied with in full throughout
<b>Limits of Consent</b>						
A5	This consent lapses five years after the date of consent unless work is physically commenced.	X	X	X	X	This Condition will be complied with in full throughout
<b>Prescribed Conditions</b>						
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	X	X	X	X	This Condition will be complied with in full throughout
<b>Planning Secretary as Moderator</b>						
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	X	X	X	X	This Condition will be complied with in full throughout
<b>Evidence of Consultation</b>						
A8	Where conditions of this consent require consultation with an identified party, the Applicant must:	X	X	X	X	This Condition will be complied with in full throughout
	(a) consult with the relevant party prior to submitting the subject document for information or approval; and	X	X	X	X	This Condition will be complied with in full throughout
	(b) provide details of the consultation undertaken including:	X	X	X	X	This Condition will be complied with in full throughout
	(i) the outcome of that consultation, matters resolved and unresolved; and	X	X	X	X	This Condition will be complied with in full throughout
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	X	X	X	X	This Condition will be complied with in full throughout
<b>Staging</b>						

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART A - ADMINISTRATIVE CONDITIONS</b>						
A9	The project may be constructed and operated in stages in accordance with the terms/conditions of this consent and the details set out in the RTS.	X	X	X	X	This Condition will be complied with in full throughout
A10	Staging of the development may be varied (for either construction or operation) in accordance with a revised Staging Report submitted to and approved by the Planning Secretary prior to that stage of construction and/or operation commencing.	X	X	X	X	This Condition will be complied with in full throughout
A11	<p>Any revised Staging Report prepared in accordance with condition A10 must:</p> <p>(a)if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p> <p>(b)if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>(c)specify how compliance with conditions will be achieved across and between each of the stages of the project;</p> <p>(d)specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and</p> <p>(e)set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	X	X	X	X	This Condition will be complied with in full throughout
A12	The project must be staged in accordance with the details approved under condition A9, unless a revised Staging Report has been approved under condition A10, in which case the project must be staged in accordance with the approved revised Staging Report.	X	X	X	X	This Condition will be complied with in full throughout
A13	The terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the details as approved under condition A9 or a revised Staging Report approved under condition A10, must be complied with at the relevant time for that stage, including independent auditing requirements.	X	X	X	X	This Condition will be complied with in full throughout

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART A - ADMINISTRATIVE CONDITIONS</b>						
	Staging, Combining and Updating Strategies, Plans or Programs					
A14	<p>The Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	X	X	X	X	This Condition will be complied with in full throughout
A15	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary	X	X	X	X	This Condition will be complied with in full throughout
A16	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	X	X	X	X	This Condition will be complied with in full throughout



Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART A - ADMINISTRATIVE CONDITIONS</b>						
A17	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	X	X	X	X	This Condition will be complied with in full throughout
	<b>Structural Adequacy</b>					
A18	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.  <i>Notes:</i> <ul style="list-style-type: none"> <li><i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i></li> </ul>	X	X	X	X	This Condition will be complied with in full throughout
	<b>External Walls and Cladding</b>					
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.		X	X	X	This Condition is applicable to Stage 2,3,4
	<b>External materials</b>					
A20	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: <ul style="list-style-type: none"> <li>a. the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;</li> <li>b. the quality and durability of any alternative material is the same standard as the approved external building materials; and</li> </ul>		X	X	X	This Condition is applicable to Stage 2,3,4
A21	Details of any approved changes by the Certifier to the external colours and/or building materials as set out under A20, must be provided to the Planning Secretary within seven days, upon request.		X	X	X	This Condition is applicable to Stage 2,3,4
	<b>Design and Construction for Bush Fire</b>					
A22	The construction and operation of the development, including Asset Protection Zones, must be undertaken and managed in accordance with the Bushfire Protection Assessment, prepared by Travers bushfire & ecology, dated 6 April 2022 as updated by Rural Fire Service RFI Letter Response at 97 (Lot 3 DP 5845287) and 115 (Lot 4 DP 584287) River Road, Greenwich letter, prepared by Travers bushfire & ecology, dated 17 July 2023 and Hammondcare SSD Application - Greenwich Hospital letter, prepared by Travers bushfire & ecology, dated 7 March 2024.	X	X	X	X	This Condition will be complied with in full throughout

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART A - ADMINISTRATIVE CONDITIONS</b>						
A23	New construction must comply with Sections 3 and 5 (minimum BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014, as appropriate.		X	X	X	This Condition is applicable to Stage 2,3,4
A24	The project must comply with the relevant sections of Planning for Bush Fire Protection (2019) including, but not limited to: (a)Chapter 6 – Special Fire Protection Purpose Developments (where relevant); (b)Asset Protection Zones (APZs) and building construction (Table 6.8a); (c)Safe operational access for emergency services personnel (Table 6.8b); and (d)Water, electricity and gas (Table 6.8c).		X	X	X	This Condition is applicable to Stage 2,3,4
<b>Applicability of Guidelines</b>						
A25	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	X	X	X	X	This Condition will be complied with in full throughout
A26	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	X	X	X	X	This Condition will be complied with in full throughout
<b>Fire Safety</b>						
A27	The hospital and seniors housing buildings must incorporate the installation of a fire sprinkler system.		X	X		This Condition is applicable to Stage 2,3
<b>Monitoring and Environmental Audits</b>						
A28	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing.  <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	X	X	X	X	This Condition will be complied with in full throughout
<b>Access to Information</b>						

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART A - ADMINISTRATIVE CONDITIONS</b>						
A29	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>	X	X	X	X	Updated information will be uploaded as required throughout the construction process as new information becomes available and prior to commencing each Stage.
	Compliance					
A30	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	X	X	X	X	This Condition will be complied with in full throughout
	Incident Notification Reporting and Response					

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART A - ADMINISTRATIVE CONDITIONS</b>						
A31.	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	X	X	X	X	This Condition will be complied with in full throughout
A32	Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 2</b> .	X	X	X	X	This Condition will be complied with in full throughout
<b>Non-Compliance Notification</b>						
A33	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	X	X	X	X	This Condition will be complied with in full throughout
A34	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	X	X	X	X	This Condition will be complied with in full throughout
A35	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	X	X	X	X	This Condition will be complied with in full throughout
<b>Revision of Strategies, Plans and Programs</b>						
A36	<p>Within three months of:</p> <p>(a)the submission of an incident report under condition A32;</p> <p>(b)the submission of an Independent Audit under condition D47;</p> <p>(c)the approval of any modification of the conditions of this consent (excluding modifications made under section 4.55(1) of the EP&amp;A Act; or</p> <p>(d)the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	X	X	X	X	This Condition will be complied with in full throughout
A37	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.	X	X	X	X	This Condition will be complied with in full throughout

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART A - ADMINISTRATIVE CONDITIONS</b>						
	<i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>					
	<b>Other Approvals</b>					
A38	This consent does not permit the seniors housing to be used for hospital purposes, as defined in the Standard Instrument, unless separate approval(s) is obtained from the relevant authority for the above use (where required).			X		This Condition is applicable to Stage 3
	<b>Advisory Notes</b>					
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Note				

Document Title: Greenwich Conditions Compliance Matrix (CCM)								
Version: Rev A								
Date: August 2024								
Condition of Consent	Compliance Requirement	Project Stages				Comment		
		1	2	3	4			
<b>PART B - PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE</b>								
<b>Design Amendments</b>								
B1	<p>Prior to the issue of a construction certificate, the relevant construction drawings must be updated and design verification must be provided to the Certifier detailing:</p> <p>(a) compliance with Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings as stipulated in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 for Stage 3; and</p> <p>(b) incorporation of recommendations in the Accessibility Design Review Report, prepared by ABE Consulting, dated 11 August 2022</p>		X	X		Detailed design and construction of accessible elements will commence prior to Stage 2,3 Design compliance evidence will be issued to Certifier prior to the construction certificate of Stage 2,3.		
<b>External Walls and Cladding</b>								
B2	<p>Prior to the issue of the relevant construction certificate, the Applicant must submit to the satisfaction of the Certifier documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the NCC. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>		X	X	X	Design to be completed prior to Stage 2,3,4		
<b>Ecologically Sustainable Development</b>								
B3	<p>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.</p>			X		Design compliance evidence will be issued to Certifier prior to construction certificate of Stage 3.		
<b>Stormwater Management System</b>								
B4	<p>Prior to the issue of the relevant construction certificate, the Applicant must design an operational stormwater management system for each stage of the development and submit it to the Certifier for approval. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS;</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p>	X	X	X	X	Design compliance evidence will be issued to Certifier prior to the construction certificate of all stages		
<b>Flood Management and Mitigation</b>								
	<p>Prior to the issue of any construction certificate (excluding for Stage 1, demolition and excavation), the Applicant must provide evidence from a suitably qualified chartered engineer to the satisfaction of the Planning Secretary confirming that:</p>							

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART B - PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE</b>						
B5	<p>(a)all habitable floor levels are above the probable maximum flood (PMF) level and that the development achieves the required flood planning levels outlined in Greenwich Hospital Flood Assessment, prepared by Water Modelling Solutions and dated 4 July 2023;</p> <p>(b)any part of structures below the PMF level are constructed from flood compatible building components;</p> <p>(c)the buildings have been designed to ensure shelter in place of vulnerable persons as outlined in the Greenwich Hospital - Flood Emergency Response Plan, prepared by Water Modelling Solutions and dated 20 July 2023, during all flood scenarios (1% AEP through to PMF) until it is safe to leave the buildings;</p> <p>(d)the building has been designed, so that the part of the building that will be used for egress after a flood event will be safe to be used for this purpose after the flood waters recede from the 1% AEP through to PMF flood events described in the Greenwich Hospital Flood Assessment, prepared by Water Modelling Solutions and dated 4 July 2023; and</p> <p>(e)the buildings would comply with relevant NCC requirements and the supplementary 'Construction of buildings in flood hazard areas' guidance with regard to structural adequacy and building material resilience during all flood events 1% AEP to PMF as described in the Greenwich Hospital Flood Assessment, prepared by Water Modelling Solutions and dated 4 July 2023.</p>		X	X	X	Design compliance evidence will be issued to planning secretary for approval prior to the construction certificate of stage 2,3,4
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>						
B6	Prior to the issue of any construction certificate for each relevant construction stage, the Applicant must submit evidence to the satisfaction of the Certifier that the noise mitigation recommendations in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 have been incorporated into the design.		X	X	X	Design compliance evidence will be issued to Certifier prior to the construction certificate of Stage 2,3,4
B7	Prior to the issue of a Construction Certificate for each relevant construction stage, additional supporting documents must be provided to the Certifier to demonstrate that the operation of the mechanical plant and equipment will not exceed the project noise trigger levels identified in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023.		X	X	X	Design compliance evidence will be issued to Certifier prior to the construction certificate of Stage 2,3,4
<b>Operational Waste Storage and Processing</b>						
B8	<p>Prior to the issue of the construction certificate for waste storage and processing areas, the Applicant must obtain written agreement from Council for the design of the operational waste storage area where waste removal will be undertaken by Council. Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <p>(a)is constructed using solid non-combustible materials;</p> <p>(b)is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;</p> <p>(c)includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>(d)is naturally ventilated or an air handling exhaust system must be in place; and</p>		X	X	X	Design compliance evidence will be issued to Certifier prior to the construction certificate of Stage 2,3,4

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART B - PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE</b>						
	(e)includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.					
<b>Car Parking and Service Vehicle Layout</b>						
B9	<p>Prior to the issue of a construction certificate for each stage, evidence must be submitted to, and approval obtained from, the Certifier that the operational access and parking arrangements comply with the following requirements:</p> <p>(a)all vehicles can enter and leave the Site in a forward direction;</p> <p>(b)for the relevant stage:            (i)a minimum of 174 on-site car parking spaces are provided for the operation upon completion of Stage 2 of the development;            (ii)a minimum of 326 on-site car parking spaces are provided for the operation upon completion of Stage 3 of the development;            (iii)a minimum of 329 on-site car parking spaces are provided for the operation upon completion of Stage 4 of the development;</p> <p>(c)adequate access is provided to service vehicle parking / loading / unloading areas upon completion of each stage;</p> <p>(d)the spaces are designed in accordance with AS 2890.1 and AS 2890.6;</p> <p>(e)the swept path of the longest vehicle entering and exiting the Site, as well as manoeuvrability through the Site, is in accordance with AS 2890.2;</p> <p>(f)provision of an EV charging point for a minimum 5% of all car parking spaces; and</p> <p>(g)any requirements of Fire and Rescue NSW.</p>	X	X	X	X	Design compliance evidence will be issued to Certifier prior to the construction certificate of all stages
<b>Bicycle Parking and End-of-Trip Facilities</b>						
B10	<p>Prior to the issue of the relevant construction certificate, design details in relation to the secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier demonstrating:</p> <p>(a)the provision of a minimum 20 bicycle parking spaces;</p> <p>(b)compliance of the layout, design and security of bicycle facilities with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking; and</p> <p>(c)the provision of end-of-trip facilities for staff which must include at least 3 showers, a changing area and 6 lockers.</p>		X	X	X	Design compliance evidence will be issued to Certifier prior to the construction certificate of Stage 2,3,4
<b>Landscaping</b>						
B11	<p>Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site. The plan must:</p> <p>(a)provide for the planting of at least 86 trees in deep soil;</p> <p>(b)identify details of planting in bushland regeneration areas including location, species, maturity at time of planting and height of maturity of plants to be planted in the bushland regeneration areas;</p> <p>(c)detail the location, species, maturity at time of planting and height at maturity of plants to be planted on-site;</p> <p>(d)use species (trees, shrubs and groundcovers) endemic to the local area;</p> <p>(e)include the planting of trees with a pot container of 100 litres or greater;</p>	X				Updated landscape plan will be detailed prior to the construction certificate of stage 1



Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART B - PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE</b>						
	(f)include the provision of nest boxes to replace hollows to be lost at a ratio of at least 1:1, suitable to native fauna likely to use the site; and (g)comply with the standards in Appendix 4 of Planning for Bush Fire Protection (2019).					
B12	The updated landscape plans required by condition B11 must be prepared in consultation with adjoining property owners to the west and south-west (117, 117A and 117B River Road and 24 Gore Street) where the bushland regeneration and other works on the site are to be undertaken, to ensure that tree planting will optimise visual privacy to the greatest extent possible, with regard to APZ requirements.	X				Updated landscape plan will be provided to adjoining property prior to the construction certificate of stage 1
B13	Prior to the commencement of construction, the updated landscape plans required by condition B11 must be submitted to the Planning Secretary for approval and incorporate the outcomes of the consultation required by condition B12.	X				Updated landscape plan will be provided to adjoining property prior to the construction certificate of stage 1
<b>Geotechnical Report</b>						
B14	Prior to the issue of the relevant construction certificate, evidence demonstrating that the construction certificate plans include the design recommendations of the Additional Geotechnical Investigation prepared by JK Geotechnics dated 10 May 2022 must be provided to the satisfaction of the Certifier.	X	X	X	X	Design compliance evidence will be issued to Certifier prior to the construction certificate of all stages
<b>Public Domain Works</b>						
B15	Prior to the issue of the relevant construction certificate for footpath or public domain works required to address State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, as referenced in the Accessibility Design Review Report, prepared by ABE Consulting and dated 11 August 2022 and to rectify the kerb ramps at the River Road, the Applicant must demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.  <i>Note: Separate construction certificate applications under the Roads Act 1993 are required to be submitted and approved by the relevant roads authority for roadworks or works within the public domain.</i>		X	X		Design will be detailed and be issued to Council for approval prior to the construction certificate of Stage 2,3
<b>Roadworks/Intersection Works and Access</b>						
B16	Prior to the issue of the relevant construction certificate for external roadworks and access (if any), the Applicant must obtain approval from the relevant roads authority. <i>Notes:</i> •Approval must be obtained for roadworks under section 138 of the Roads Act 1993. •All costs associated with the proposed road upgrade works must be borne by the Applicant. •In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.		X	X		Design will be issued to Council for approval (if any) prior to construction certificate of Stage 2,3
B17	Prior to the issue of the relevant construction certificate, the Applicant must demonstrate that the proposed internal roads comply with Table 6.8b of Planning for Bush Fire Protection 2019 and obtain approval from the Certifier.		X	X		Design compliance evidence will be issued to Certifier prior to the construction certificate of Stage 2,3
<b>Crime Prevention Through Environmental Design</b>						

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART B - PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE</b>						
B21	<p>Prior to the issue of the relevant construction certificate, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating that Crime Prevention Through Environmental Design (CPTED) measures have been incorporated into the development to maximise security in and around the development. The final CTPED measures must be prepared in consultation with NSW Police and shown on all relevant architectural and landscape plans approved by the Certifier. CPTED measures must include, but not be limited to:</p> <p>(a)monitored CCTV facilities throughout the development;</p> <p>(b)a lighting policy designed to the Australian and New Zealand Lighting Standards. Australia and New Zealand Lighting Standard 1158.1 – Pedestrian which considers crime risk and fear when selecting lamps and lighting levels;</p> <p>(c)security mirrors installed within corridors and on blind corners to enable users to see around blind corners;</p> <p>(d)intercom facilities installed at all pedestrian entry/exit points to enable residents to communicate and identify with people prior to admitting them to the development; and</p> <p>(e)all recommendations within the Crime Prevention Through Environmental Design report prepared by Ethos Urban dated 29 April 2022.</p>		X	X	X	Design compliance evidence will be issued to Certifier prior to the construction certificate of Stage 2,3

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Version: Rev A								
Date: August 2024								
Condition of Consent	Compliance Requirement	Project Stages				Comment		
		1	2	3	4			
<b>PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>								
<b>Notification of Commencement</b>								
C1	The Applicant must notify the Planning Secretary and Council in writing of the dates of the intended commencement of construction at least 48 hours before those dates.	X	X	X	X	Contractor to notify the Department at least 48 hours prior to the commencement each project Stage.		
C2	If the construction of the development is to be staged, the Planning Secretary and Council must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	X	X	X	X	Contractor to notify the Department at least 48 hours prior to the commencement each project Stage.		
<b>Certified Drawings</b>								
C3	Prior to the commencement of each stage of construction, structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrate compliance with this development consent must be submitted to and approved by the Certifier.	X	X	X	X	Certified structural drawings will be submitted to the Certifier prior to commencement of all stages		
<b>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</b>								
C4	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a)consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b)prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non- residential) infrastructure and assets in the vicinity of the Site (including roads, gutters and footpaths) that have potential to be affected;</p> <p>(c)submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</p> <p>(d)provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.</p>	X	X	X	X	The Applicant will consult relevant owners and providers, conduct a dilapidation report and submit to relevant Authorities prior to Stage 1 and Stage 11.		
<b>Pre-Construction Survey – Adjoining Properties</b>								
C5	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.	X	X	X	X	The Applicant will provide pre-construction survey to relevant owners.		

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>						
C6.	Where the offer for a pre-construction survey is accepted (as required by condition C5), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	X	X	X	X	The Applicant will provide survey prior to commencement of vibration generating works.
C7.	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by conditions C5 and C6, the Applicant must provide a copy of the:  (a)relevant survey to the owner of each residential building surveyed in the form of a Pre- Construction Survey Report; (b)Pre-Construction Survey Report to the Certifier; and (c)Pre-Construction Survey Report to the Planning Secretary within seven days, upon request.	X	X	X	X	The Applicant will provide survey and pre-construction survey report to relevant authority and owner
	<b>Community Communication Strategy</b>					
C8.	No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Certifier and published on the Applicant's website in accordance with condition A29. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners, and others directly impacted by the development), during the detailed design and construction of the development and for a minimum of 12 months following the completion of	X	X	X	X	The Communication Strategy will be prepared prior to commencement of Stage 1.
C9	The Community Communication Strategy must: (a)identify people to be consulted during the detailed design and construction phases; (b)set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c)provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d)set out procedures and mechanisms: (i)through which the community can discuss or provide feedback to the Applicant; (ii)through which the Applicant will respond to enquiries or feedback from the community; and (iii)to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation; (e)include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination and heritage.	X	X	X	X	This condition will be complied with in full throughout.
	<b>Demolition</b>					
C10	Prior to the commencement of each stage of construction that includes demolition, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and be made available to the Planning Secretary within seven days upon request.		X	X		The Demolition Work Plan will be prepared prior to commencement of Stage 2,3.
	<b>Ecologically Sustainable Development</b>					

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>						
C11	<p>Prior to the commencement of construction of Stage 2 and Stage 4, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that Ecologically Sustainable Development (ESD) is being achieved by either:</p> <p>(a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia for the main hospital building and respite building (as relevant) and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process to achieve equivalent outcomes of a minimum 4-star Green Star rating.</p>		X	X		Applicant will provide accredited equivalency rating scheme as detailed and agreed with Planning Secretary.
<b>Environmental Management Plan Requirements</b>						
C12	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> <li>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></li> <li><i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i></li> </ul>	X	X	X	X	Plan developed prior to all stages
<b>Construction Environmental Management Plan</b>						
C13	<p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and publish a copy of the CEMP on the Applicant's website in accordance with condition A23. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(v) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(vi) community consultation and complaints handling as set out in the Community Communication Strategy required by condition C9;</p> <p>(vii) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B14);</p>	X	X	X	X	Plan developed prior to all stages

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>						
	(d) Construction Waste Management Sub-Plan (see condition B14(h)); (e) Construction Soil and Water Management Sub-Plan (see condition B16); (f) Biodiversity Management Sub-Plan (see condition C19); and (g) Construction Flood Emergency Management Plan (see condition B17).					
C14	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy of the CEMP is published on the Applicant's website in accordance with condition A29.	X	X	X	X	Plan developed prior to all stages
C15	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:  (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) include a road safety audit of St Vincents Road and incorporate any measures required to address any identified safety concerns associated with construction vehicles accessing the Site from this road; (d) detail the measures that are to be implemented to ensure road safety and network efficiency during construction, in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (e) detail heavy vehicle routes, access and parking arrangements.	X	X	X	X	Plan developed prior to all stages
	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:  (a) be prepared by a suitably qualified and experienced noise expert; (b) incorporate the recommendations made in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 in relation to construction noise impacts; (c) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) describe the procedures and mitigation measures that would be implemented to manage residential properties that would be highly noise affected during construction activities; (e) describe the measures to be implemented to manage high noise generating works (i.e. work exceeding a NML of LAeq 75dBA), such as piling in close proximity to sensitive receivers;					

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>						
C16	<p>(f)include details of implementation of reasonable and feasible measures including but not limited to those contained in the Greenwich Hospital Redevelopment Noise &amp; Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 to mitigate construction noise impacts on residents of the Site and nearby residential properties, in the circumstances where construction activities are predicted to exceed the highly noise affected noise level of 75dB(A);</p> <p>(g)describe the community consultation undertaken, including consultation with all sensitive receivers where construction noise impacts exceed the highly noise and vibration affected level, to develop the strategies in condition C16(f);</p> <p>(f)include details of implementation of reasonable and feasible measures including but not limited to those contained in the Greenwich Hospital Redevelopment Noise &amp; Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 to mitigate construction noise impacts on residents of the Site and nearby residential properties, in the circumstances where construction activities are predicted to exceed the highly noise affected noise level of 75dB(A);</p> <p>(h)include a suitable proactive construction noise and vibration management program which:</p> <p>(i)aims to ensure the construction noise and vibration criteria in this consent and in the Greenwich Hospital Redevelopment Noise &amp; Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 are not exceeded;</p> <p>(ii)includes short term noise monitoring as detailed in the Greenwich Hospital Redevelopment Noise &amp; Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 where valid data is collected during a weeklong period following the commencement of each stage of works; and</p> <p>(iii)includes, without unavoidable delay, the implementation of noise attenuation measures if monitoring identifies exceedances of noise and vibration criteria identified above;</p> <p>(i)include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(j)include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition C12.</p>	X	X	X	X	Plan developed prior to all stages
C17	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	X	X	X	X	Plan developed prior to all stages
	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p>					

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>						
C18	<p>(a) be prepared by a suitably qualified and experienced expert, in consultation with Council and adjoining landowners;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(c) provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the Site);</p> <p>(d) provide mechanisms to facilitate communication between the Applicant, Council and adjoining affected landowners during the construction of the development; and</p> <p>(e) detail all off-Site flows from the Site, including on to adjoining land.</p>	X	X	X	X	Plan developed prior to all stages
C19	<p>The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person/s;</p> <p>(b) identify areas of land where impacts on biodiversity are to be avoided as outlined in the Biodiversity Development Assessment Report, prepared by Travers bushfire &amp; ecology and dated 2 August 2023 and set out how these areas will be protected from construction impacts; and</p> <p>(c) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures.</p>	X	X	X	X	Plan developed prior to all stages
C20	<p>The Construction Flood Emergency Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) address the provisions of the Floodplain Risk Management Guide (prepared by EESG published January 2019); and</p> <p>(c) include details of:</p> <p>(i) the flood emergency responses for both construction phases of the development;</p> <p>(ii) predicted flood levels;</p> <p>(iii) flood warning time and flood notification;</p>	X	X	X	X	Plan developed prior to all stages



Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>						
	<ul style="list-style-type: none"> <li>(iv) assembly points and evacuation routes;</li> <li>(v) evacuation and refuge protocols; and</li> <li>(vi) awareness training for employees and contractors, and users/visitors.</li> </ul>					
C21	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> <li>(a) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>(b) minimise conflicts with other road users;</li> <li>(c) minimise road traffic noise; and</li> <li>(d) ensure truck drivers use specified routes.</li> </ul>	X	X	X	X	Plan developed prior to all stages
<b>Dewatering Management Plan</b>						
C22	<p>Prior to the commencement of any dewatering on the Site, a Dewatering Management Plan (DMP) must be prepared and submitted to the satisfaction of the Certifier and a copy provided to the Planning Secretary within seven days, upon request. The DMP must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) identify the estimated groundwater dewatering take reported in the EIS;</li> <li>(b) set staged cumulative performance targets for the volume of de-watering extracted;</li> <li>(c) include a trigger action and response procedure (TARP) inclusive of agency notification should the performance targets identified be breached;</li> <li>(d) identify the procedures for re-assessment of the predicted take for both during and post construction phases if there is an exceedance of the predicted groundwater dewatering volume during the construction phase (within 28 days); and</li> <li>(e) the TARP must document mitigation options to ensure post construction take will be less than 3 ML/yr and if it will exceed 3ML, actions to be undertaken to obtain the necessary water access licences (WALs) before the 3ML limit is exceeded.</li> </ul>		X	X		Plan developed prior to stage 2,3
<b>Flood Management – Construction</b>						

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>						
C23	<p>Prior to the commencement of construction, the Applicant must prepare:</p> <p>(a) flood warning and notification procedures for construction workers on site;</p> <p>(b) evacuation and refuge protocols</p> <p>(c) awareness training for employees and contractors, including locations of all assembly points and evacuation routes;</p> <p>(d) temporary emergency exits, and signage, including clearly labelled 'direction of travel', in the event of a flooding emergency.</p>	X	X	X	X	Plan developed prior to all stages
<b>Social Impact Management Plan</b>						
C24	<p>Prior to the commencement of construction, the Applicant must prepare and submit a Social Impact Management Plan (SIMP) to the satisfaction of the Certifier and provide a copy to the Planning Secretary within seven days upon request. The SIMP must address the details identified in Social Impact Assessment, prepared by Ethos Urban and dated 11 August 2023.</p>	X	X	X	X	Plan developed prior to all stages and submitted to relevant authority
<b>Construction Parking</b>						
C25	<p>Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public residential streets or public parking facilities.</p>	X	X	X	X	Sufficient parking will be provided prior to all stages
<b>Aboriginal Heritage</b>						
C26	<p>Prior to the commencement of construction of Stage 4, the Applicant must consult with Registered Aboriginal Parties to determine specific requirements and management measures to be used on Site during construction, including protection of any objects or items in perpetuity.</p>				X	Applicant will consult with RAP prior to stage 4.
<b>Pallister Conservation Works</b>						
C27	<p>Prior to the commencement of Pallister conservation works, the Applicant must engage a suitably experienced and qualified heritage consultant for the conservation works. The heritage consultant must be consulted in relation to:</p> <p>(a) providing input on colour scheme;</p>				X	Applicant will engage a suitably experienced and qualified heritage consultant for the conservation works

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>						
	(b)providing heritage inductions for construction staff; (c)overseeing works; and (d)providing input on selection of appropriate tradespersons.					prior to stage 4
	<b>Archaeological Salvage – Historic Archaeology</b>					
C28.	Prior to the commencement of construction (excluding demolition) a suitably qualified archaeologist must be appointed as the Excavation Director and must oversee all archaeological works for the entire duration of the construction works.				X	This condition will be complied with in stage 4
C29.	The development must be carried out in accordance with the Archaeological Research Design & Excavation Methodology appended to Greenwich Hospital Historical Archaeology Updated Impact Assessment prepared by Cultural Heritage Connections and dated May 2022, under the supervision of the Excavation Director appointed under condition C28.				X	This condition will be complied with in stage 4
C30.	Any amendments to the Archaeological Research Design & Excavation Methodology must be prepared in consultation with Heritage NSW and be submitted to and approved in writing by the Planning Secretary prior the relevant works being undertaken.				X	This condition will be complied with in stage 4
C31.	Prior to the commencement of any construction works (excluding demolition) which results in any ground disturbance, archaeological monitoring and salvage must be undertaken as required and in accordance with the Archaeological Research Design & Excavation Methodology.				X	This condition will be complied with in stage 4
	<b>Biodiversity</b>					
C32	Prior to the commencement of construction, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix 3 of the Biodiversity Development Assessment Report, prepared by Travers bushfire & ecology and dated 2 August 2023, must be retired.	X				This condition will be complied with in stage 1
C33	The requirement to retire like-for-like ecosystem credits and species credits in condition C32 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.	X				This condition will be complied with in stage 1
C34	Evidence of the retirement of credits in satisfaction of condition C32 or payment to the Biodiversity Conservation Fund in satisfaction of condition C33 must be provided to the Planning Secretary prior to commencement of construction.	X				This condition will be complied with in stage 1
	<b>Site Contamination</b>					
C35	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	X	X	X	X	This condition will be complied with in all stages
	Prior to the commencement of construction involving ground disturbance (excluding demolition), the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements:  (a)the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997;					This condition should be satisfied to ensure compliance, inground services construction in Stage 1

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>						
C36	<p>(b)the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and</p> <p>(c)the recommendations and the unexpected find procedure of the Remediation Action Plan prepared by JK Environments and dated 5 May 2022 must be updated following results of further site investigations and implemented throughout the duration of the project work.</p>	X	X	X	X	<p>Construction in Stage 1</p> <p>This condition will be complied with in all stages</p>

Document Title: Greenwich Conditions Compliance Matrix (CCM)								
Version: Rev A								
Date: August 2024								
Condition of Consent	Compliance Requirement	Project Stages				Comment		
		1	2	3	4			
<b>PART D DURING CONSTRUCTION</b>								
<b>Site Notice</b>								
D1	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p> <p>(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</p> <p>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and</p> <p>(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</p>	X	X	X	X	This condition applies throughout construction.		
<b>Operation of Plant and Equipment</b>								
D2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	X	X	X	X	This condition applies throughout construction.		
<b>Demolition</b>								
D3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition C10.		X	X		This condition applies throughout construction of stage 2,3		
<b>Construction Hours</b>								
D4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7:30am and 5:30pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p>	X	X	X	X	This condition applies throughout construction.		

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART D DURING CONSTRUCTION</b>						
	No work may be carried out on Sundays or public holidays.					
D5	<p>Construction activities may be undertaken outside of the hours in condition D4 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) for the delivery, set-up and removal of construction cranes, where notice of the crane- related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or</p> <p>(e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.</p>	X	X	X	X	This condition applies throughout construction.
D6	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	X	X	X	X	This condition applies throughout construction.
D7	Construction works may be undertaken outside of the hours in condition D4, unless directed otherwise by the Planning Secretary, between the following hours: Saturday: 1pm to 3:30pm if construction works achieve construction noise management levels for 'Outside recommended standard hours' detailed in the Interim Construction Noise Guideline (DECC, 2009).	X	X	X	X	This condition applies throughout construction.
D8	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	X	X	X	X	This condition applies throughout construction.
	<b>Implementation of Management Plans</b>					
D9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	X	X	X	X	This condition applies throughout construction.
	<b>Social Impact Management Plan</b>					

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART D DURING CONSTRUCTION</b>						
D10.	The Applicant must implement the SIMP required by condition C24 for the duration of the construction works.	X	X	X	X	This condition applies throughout construction.
	<b>Aboriginal Cultural Heritage</b>					
D11	The Applicant must carry out the construction of the development in accordance with the recommendations of the Aboriginal Cultural Heritage Management Plan, prepared by Cultural Heritage Connections and dated October 2023.				X	This condition applies throughout construction of Stage 4
	<b>Vegetation Management Plan</b>					
D12.	The Applicant must implement all relevant measures in the Vegetation Management Plan, prepared by Travers bushfire & ecology and dated 17 May 2022.	X		X		This condition applies throughout construction of Stage 1 and 3
	<b>Construction Traffic</b>					
D13	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	X	X	X	X	This condition applies throughout construction.
	<b>Hoarding Requirements</b>					
D14	The following hoarding requirements must be complied with:  (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and  (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	X	X	X	X	This condition applies throughout construction.
	<b>No Obstruction of Public Way</b>					
D15	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	X	X	X	X	This condition applies throughout construction.

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART D DURING CONSTRUCTION</b>						
	<b>Construction Noise Limits</b>					
D16	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	X	X	X	X	This condition applies throughout construction.
D17	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential areas outside of the construction hours of work outlined under condition D4 and D7.	X	X	X	X	This condition applies throughout construction.
D18	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	X	X	X	X	This condition applies throughout construction.
	<b>Vibration Criteria</b>					
D19	Vibration caused by construction at any residence or structure outside the site must be limited to:  (a) for structural damage, the latest version of DIN 4150-3:2016-12 Vibration in buildings – Part 3: Effects on Structures (German Institute for Standardisation); and  (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	X	X	X	X	This condition applies throughout construction.
D20	Vibratory compactors must not be used closer than 30 metres from residential buildings, unless vibration monitoring confirms compliance with the vibration criteria specified in condition D19.	X	X	X	X	This condition applies throughout construction.
D21	The limits in conditions D19 and D20 apply unless otherwise outlined in an approved CNVMSP required by condition C16.	X	X	X	X	This condition applies throughout construction.
	<b>Tree Protection</b>					
	For the duration of the construction works:					



Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART D DURING CONSTRUCTION</b>						
D22	<p>(a) street trees must not be trimmed or removed, unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> <p>(b) all street trees immediately adjacent to the approved disturbance area and property boundary must be protected at all times during construction, in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced to the satisfaction of Council;</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the Tree Management Plan for HammondCare Greenwich Hospital NSW appended to the Tree Impact Assessment Report and Tree Management Plan, prepared by Mark Bury Consulting and dated 27 September 2021; and</p> <p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>	X	X	X	X	This condition applies throughout construction.
<b>Air Quality</b>						
D23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	X	X	X	X	This condition applies throughout construction.
D24	<p>During construction, the Applicant must ensure that:</p> <p>(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	X	X	X	X	This condition applies throughout construction.
<b>Erosion and Sediment Control</b>						
D25	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP required by condition C18.	X	X	X	X	This condition applies throughout construction.
<b>Imported Fill</b>						
The Applicant must:						

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART D DURING CONSTRUCTION</b>						
D26	<p>(a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request.</p>	X	X	X	X	This condition applies throughout construction.
<b>Disposal of Seepage and Stormwater</b>						
D27	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the buildings, to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	X	X	X	X	This condition applies throughout construction.
<b>Disposal of Seepage and Stormwater</b>						
D28	Adequate provisions must be made to collect and discharge stormwater drainage during construction. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	X	X	X	X	This condition applies throughout construction.
<b>Flood Management – Construction</b>						
D29	The Applicant must implement the procedures and protocols required under condition C23 for the duration of construction and keep a copy of the CFERSP required by condition C20 on-site during construction.	X	X	X	X	This condition applies throughout construction.
<b>Emergency Management</b>						
D30	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	X	X	X	X	This condition applies throughout construction.
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>						
D31	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</p> <p>(c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS;</p>	X	X	X	X	This condition applies throughout construction of all stages

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART D DURING CONSTRUCTION</b>						
	<p>(d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and</p> <p>(e) works may only recommence with the written approval of the Planning Secretary.</p>					
	<b>Unexpected Finds Protocol – Historic Heritage</b>					
D32	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>(b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</p> <p>(c) works may only recommence with the written approval of the Planning Secretary.</p>	X	X	X	X	This condition applies throughout construction of all stages
	<b>Unexpected Finds Protocol – Burials</b>					
D33	<p>In the event that a burial or skeletal remains are uncovered during work, then:</p> <p>(a) all works must cease immediately in that area and the NSW Police and Heritage NSW contacted;</p> <p>(b) a suitably qualified archaeologist must be contacted to determine the specific nature and significance of the skeletal remains;</p> <p>(c) the Applicant must consult with relevant stakeholders, the archaeologists and Heritage NSW to develop and implement appropriate management strategies for the skeletal remains; and</p> <p>(d) works may only recommence with the written approval of Heritage NSW.</p>	X	X	X	X	This condition applies throughout construction of all stages
	<b>Waste Storage and Processing</b>					
D34	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	X	X	X	X	This condition applies throughout construction.
D35	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	X	X	X	X	This condition applies throughout construction.

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART D DURING CONSTRUCTION</b>						
D36	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	X	X	X	X	This condition applies throughout construction.
D37	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	X	X	X	X	This condition applies throughout construction.
D38	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	X	X	X	X	This condition applies throughout construction.
	<b>Outdoor Lighting</b>					
D39	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting and (where relevant) addresses best practice lighting design identified in the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023).	X	X	X	X	This condition applies throughout construction.
	<b>Site Contamination</b>					
D40	Remediation of the site must be carried out in accordance with the Remediation Action Plan prepared by JK Environments and dated 5 May 2022, as updated by condition C36(c), and any variations to the Remediation Action Plan prepared by JK Environments and dated 5 May 2022 and approved by an NSW EPA-accredited Site Auditor.	X	X	X	X	This condition applies throughout construction of all stages
D41	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	X	X	X	X	This condition applies throughout construction of all stages
D42	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	X	X	X	X	This condition applies throughout construction of all stages
	<b>Independent Environmental Audit</b>					
D43	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	X	X	X	X	This condition applies throughout construction prior to commencement of preparation of Independent Audit Program or commencement of an Independent Audit.

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART D DURING CONSTRUCTION</b>						
D44	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	X	X	X	X	This condition applies throughout construction prior to commencement of preparation of Independent Audit Program or commencement of an Independent Audit.
D45	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements (2020), upon giving at least 4 weeks' notice (or timing) to the Applicant of the date or timing upon which the audit must be commenced.	X	X	X	X	This condition applies throughout construction prior to commencement of preparation of Independent Audit Program or commencement of an Independent Audit.
D46	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:  (a) review and respond to each Independent Audit Report prepared under condition D43 of this consent;  (b) submit the response to the Planning Secretary; and  (c) make each Independent Audit Report and response to it publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary.	X	X	X	X	This condition applies throughout construction prior to commencement of preparation of Independent Audit Program or commencement of an Independent Audit.
D47	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	X	X	X	X	This condition applies throughout construction prior to commencement of preparation of Independent Audit Program or commencement of an Independent Audit.
D48	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	X	X	X	X	This condition applies throughout construction prior to commencement of preparation of Independent Audit Program or commencement of an Independent Audit.

Document Title: Greenwich Conditions Compliance Matrix (CCM)									
Version: Rev A									
Date: August 2024									
Condition of Consent	Compliance Requirement	Project Stages				Comment			
		1	2	3	4				
<b>PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION</b>									
<b>Notification of Occupation</b>									
E1	At least one month before the issue of the relevant occupation certificate, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.		X	X	X	To be complied with prior to any operations, unless approved through an update to the Staging Report.			
<b>External Walls and Cladding</b>									
E2	Prior to the issue of the relevant occupation certificate, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC.		X	X	X	Contractor will provide compliance documentation prior to occupation of stage 2,3,4			
E3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days upon request.								
<b>Seniors Housing Accessibility and Useability Standards</b>									
E4	Prior to the issue of any occupation certificate for Stage 3, details demonstrating compliance with Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings for all ground level dwellings and all other dwellings as stipulated in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 are to be submitted to the satisfaction of the Planning Secretary.			X		Contractor will provide compliance documentation prior to occupation of stage 3			
<b>Compliance with BASIX Certificate</b>									
E5	Prior to the issue of any 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.			X		Contractor will provide compliance documentation prior to occupation of stage 3			
<b>Post-construction Dilapidation Report – Protection of Public Infrastructure</b>									
	Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:  (a)ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition C4 of this consent;					Contractor will provide			

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION</b>						
E6	<p>(b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).</p> <p>(c) be submitted to the Certifier;</p> <p>(d) be forwarded to Council for information; and</p> <p>(e) be provided to the Planning Secretary within seven days when requested.</p>		X	X	X	compliance documentation prior to occupation of stage 2,3,4
<b>Repair of Public Infrastructure</b>						
E7	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or</p> <p>(c) pay compensation for the damage as agreed with the owner of the public infrastructure.</p> <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</p>		X	X	X	Contractor will comply prior to occupation of stage 2,3,4
<b>Road Damage</b>						
E8	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development must be met in full by the Applicant.		X	X	X	Contractor will comply prior to occupation of stage 2,3,4
<b>Post-Construction Survey – Adjoining Properties</b>						
E9	<p>Where a pre-construction survey has been undertaken in accordance with condition C6, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:</p> <p>(a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition C6;</p> <p>(b) be provided to the owner of the relevant buildings surveyed;</p>		X	X	X	Contractor will provide compliance documentation prior to occupation of stage 2,3,4

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION</b>						
	(c)be provided to the Certifier; and (d)be provided to the Planning Secretary when requested.					
E10	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.		X	X	X	Contractor will comply prior to occupation of stage 2,3,4
<b>Easements</b>						
E11	Prior to the occupation of Stage 3, a public positive covenant under section 88E of the Conveyancing Act 1919 naming Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council, must be registered on the title of the land to which this development consent applies, stipulating that Stage 3 of the development is only permitted to be occupied by persons as defined in the State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004 as follows:  (a)seniors or people who have a disability;  (b)people who live within the same household with seniors or people who have a disability; or  (c)staff employed to assist in the administration of and provision of services to the residents on the site.			X		Applicant will comply prior to occupation of Stage 3
<b>Visual Privacy - Adjoining Properties</b>						
E12	Prior to the occupation of Stage 3, the Applicant must consult with the owners of the adjoining properties (117, 117A and 117B River Road and 24 and 55 Gore Street) and offer to install fencing to improve screening and minimise visual privacy impacts. If any adjoining property accepts the offer, the replacement fencing (of a height and standard of screening as agreed to) must be installed prior to the occupation of Stage 3.			X		Applicant will comply prior to occupation of Stage 3
E13	Prior to the occupation of Stage 3, evidence of the offer required by condition E12, any response and evidence of any fencing described in condition E12, must be provided to the Certifier and Planning Secretary for information.			X		Applicant will comply prior to occupation of Stage 3
<b>Pallister Conservation Works</b>						
E14	Prior to the issue of the final occupation certificate for the final stage, works identified in the schedule of conservation works for Pallister, excluding ongoing maintenance works, must be completed and evidence of completion of those works provided to the satisfaction of the Planning Secretary.				X	Applicant will comply prior to occupation of Stage 4
<b>Utilities and Services</b>						
E15	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .		X	X	X	Contractor will comply prior to occupation of Stage 2,3,4
<b>Works as Executed Plans</b>						
E16	Prior to the issue of the relevant occupation certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to and approved by the Certifier.		X	X	X	Contractor will comply prior to occupation of Stage 2,3,4



Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION</b>						
	<b>Bus Service</b>					
E17	Prior to the occupation of Stage 3, the Applicant must ensure a bus service is available or provided to residents for travel to local centres as described in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. The bus service must be capable of carrying at least 10 passengers and must be available to transport residents to and from the proposed development to any such local centre at least once between 8am and 12pm on Sundays and at least once between 12pm and 6pm on Sundays.			X		Applicant will comply prior to occupation of Stage 3
	<b>Green Travel Plan</b>					
E18	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared to promote the use of active and sustainable transport modes by residents and employees. The plan must:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Parramatta City Council and (Sydney Coordination Office) Transport for NSW;</p> <p>(b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and recommended timeframes for implementation) to define the direction and purpose of the GTP;</p> <p>(c) detail measures to reduce private vehicle usage, including the provision of a free shuttle bus to local retail centres and public transport nodes. In particular, the Plan should address the lack of public transport to the Site on Sundays;</p> <p>(d) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;</p> <p>(f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users (residents and employees) of the development; and</p> <p>(g) a monitoring and review program.</p>		X	X	X	Applicant will comply prior to occupation of Stage 2,3,4
	<b>Roadworks/Intersection Works and Access</b>					

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION</b>						
E19	Prior to the issue of an occupation certificate for Stage 2, the Applicant must rectify the kerb ramps at the River Road signalised intersection to ensure compliance with current design safety standards as referenced in the Thematic Road Safety Audit Report, prepared by J. Wyndham Prince Pty Ltd and dated 28 June 2022.		X			Contractor will comply prior to occupation of Stage 2
E20	Prior to the issue of an occupation certificate for Stage 3, minor rectification works to the internal and external footpaths from the seniors housing buildings to the bus stop adjacent to the site on River Road is to be completed, to ensure gradients comply with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, as referenced in the Accessibility Design Review Report, prepared by ABE Consulting and dated 11 August 2022. <i>Note:</i> •Approval must be obtained for roadworks under section 138 of the Roads Act 1993. •All costs associated with the proposed road upgrade works must be borne by the Applicant. •In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.			X		Contractor will comply prior to occupation of Stage 3
E21	Prior to the issue of an occupation certificate for Stage 3, the Applicant must rectify the River Road south side elevated pathway deficiencies as referenced in the Thematic Road Safety Audit Report, prepared by J. Wyndham Prince Pty Ltd and dated 28 June 2022.			X		Contractor will comply prior to occupation of Stage 3
<b>Evacuation and Emergency Planning</b>						
E22	Prior to the issue of each occupation certificate, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014. <i>Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.</i>		X	X	X	Contractor will comply prior to occupation of Stage 2,3,4
<b>Mechanical Ventilation</b>						
E23	Prior to the issue of an occupation certificate, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:  (a)AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b)any dispensation granted by Fire and Rescue NSW.		X	X	X	Contractor will comply prior to occupation of Stage 2,3,4
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>						
E24	Prior to the issue of any occupation certificate for each relevant construction stage, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 have been incorporated into the installed mechanical plant and equipment, to ensure the development will not exceed the project noise trigger levels identified in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023.		X	X	X	Contractor will comply prior to occupation of Stage 2,3,4
<b>Car Parking, Service Vehicles and Bicycle Parking Arrangements</b>						

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION</b>						
E25	<p>Prior to the issue of an occupation certificate or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the satisfaction of the Certifier, which demonstrates that:</p> <p>(a)the car-parking, service vehicle areas, bicycle parking facilities comply with condition B9 and condition B10;</p> <p>(b)appropriate pedestrian and cyclist advisory signs are to be provided;</p> <p>(c)all works/regulatory signposting associated with the proposed developments have been undertaken at no cost to the relevant roads authority;</p> <p>(d)the bicycle parking spaces are located in easy to access, well-lit areas that incorporate passive surveillance; and</p> <p>(e)end-of-trip facilities for staff are provided.</p>		X	X	X	Contractor will provide compliance documentation prior to occupation of stage 2,3,4
<b>Fire Safety Certification</b>						
E26	<p>Prior to the issue of an occupation certificate, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the Commissioner of Fire and Rescue NSW and Council. A copy must be provided to the Planning Secretary within seven days upon request. The Fire Safety Certificate must be prominently displayed in the building.</p>		X	X	X	Contractor will provide compliance documentation prior to occupation of stage 2,3,4
<b>Structural Inspection Certificate</b>						
E27	<p>Prior to the issue of an occupation certificate for each Stage of the development, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier, which certifies that:</p> <p>(a)the development is structurally adequate for the approved use of the building as a hospital building or residential aged care facility, as relevant;</p> <p>(b)any structures below the PMF level have been constructed from flood compatible building components;</p> <p>(c)the buildings have been constructed to ensure shelter-in-place of vulnerable persons both during the 1% AEP through to PMF flood events and after these flood events, until it is safe to leave the buildings, as required by condition B5(c) ;</p> <p>(d)the building has been constructed so that the part of the building that will be used for egress by those sheltering in place during a PMF event will be safe to be used for this purpose after the flood waters recede from the PMF flood, as required by condition B5(d); and</p> <p>(e)the flood impacted buildings have been constructed in accordance with relevant NCC requirements and the supplementary 'Construction of buildings in flood hazard areas' guidance with regard to structural adequacy during a 1% AEP through to PMF flood event.</p>		X	X	X	Contractor will provide compliance documentation prior to occupation of stage 2,3,4
	<p>A copy of the Certificate(s) required by condition E27, with an electronic set of final drawings (contact approval authority for specific electronic format), must be submitted to the approval authority and the Council after:</p>					

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION</b>						
E28	(a)the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and  (b)the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.		X	X	X	Contractor will provide compliance documentation prior to occupation of stage 2,3,4
<b>Compliance with Food Code</b>						
E29	Prior to the issue of any relevant occupation certificate, the Applicant must obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the Certifier.		X			Contractor will provide compliance documentation prior to occupation of stage 2.
<b>Stormwater Operation and Maintenance Plan</b>						
E30	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:  (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.		X	X	X	Contractor will provide compliance documentation prior to occupation of stage 2,3,4
<b>Warm Water Systems and Cooling Systems</b>						
E31	Prior to the issue of an occupation certificate, the Applicant must demonstrate that the installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.		X	X	X	Contractor will provide compliance documentation prior to occupation of stage 2,3,4
<b>Outdoor Lighting</b>						
E32	Prior to the issue of an occupation certificate, the Applicant must submit a revised External Lighting Report from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the Development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:  (a)complies with the AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997);  (b)complies with Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings for all ground level dwellings and all other dwellings as stipulated in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004;		X	X	X	Contractor will provide compliance documentation prior to occupation of stage 2,3,4

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION</b>						
	<p>(c)addresses best practice lighting design identified in the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023), including: using adaptive controls, directing lighting to avoid impact; using shielded lights; lowering lights; considering lumens in light selection; using motion sensors; and low glare lighting; and</p> <p>(d)has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties, bushland or the public road network.</p>					
	<b>Vegetation Management Plan</b>					
E33	Prior to the issue of an occupation certificate for Stage 3, the Applicant must submit sufficient evidence to demonstrate to the satisfaction of the Planning Secretary that all relevant measures in the Vegetation Management Plan, prepared by Travers bushfire & ecology and dated 17 May 2022 have been fully implemented. A copy of the submitted evidence must be provided to the Planning Secretary within seven days upon request.			X		Contractor will provide compliance documentation prior to occupation of stage 3
	<b>Heritage Interpretation Plan</b>					
E34	<p>Prior to the issue of an occupation certificate, the Applicant must submit a Heritage Interpretation Plan to acknowledge the heritage of the site to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a)be prepared by a suitably qualified and experienced expert in consultation with the Heritage NSW and Council;</p> <p>(b)include provision for naming elements within the development that acknowledges the site’s heritage;</p> <p>(c)address any findings from archaeological investigations; and</p> <p>(d)incorporate interpretive strategies being delivered as part of the development in accordance with those identified in the Heritage Interpretation Strategy, prepared by Cultural Heritage Connections and dated May 2022.</p>		X	X	X	Contractor will provide compliance documentation prior to occupation of stage 2.3.4
	<b>Archaeological Salvage – Historic Archaeology</b>					
E35	<p>Within 12 months of completion of salvage works or prior to the issue of an occupation certificate (whichever occurs earlier), the Applicant must prepare a final post-excavation archaeological report. The post-excavation archaeological report must:</p> <p>(a)be prepared by a suitably qualified consultant;</p> <p>(b)confirm that all archaeological monitoring and salvage works have been undertaken in accordance with the Archaeological Research Design (or any amendments that have been approved by the Planning Secretary as required by condition C30);</p>				X	Contractor will provide compliance documentation prior to occupation of stage4

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION</b>						
	(c)detail the result of monitoring works and any salvage excavation undertaken in accordance with condition C31; and  (d)be submitted to the satisfaction of the Planning Secretary and a copy provided to Council and Heritage NSW.					
	<b>Signage</b>					
E36	Prior to the issue of an occupation certificate for Stage 2, appropriate signage must be installed to the eastern unsignalised entrance at River Road restricting vehicle movements to left in/left out only.		X			Contractor will comply prior to occupation of stage 2
E37	Prior to the issue of the relevant occupation certificate, way-finding signage and signage identifying the allocation of the car parking must be installed.		X	X	X	Contractor will comply prior to occupation of stage 2,3,4
E38	Prior to the issue of the relevant occupation certificate, vegetation obscuring any existing or proposed way-finding signage must be managed.		X	X	X	Contractor will comply prior to occupation of stage 2,3,4
E39	Prior to the issue of an occupation certificate, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.		X	X	X	Contractor will comply prior to occupation of stage 2,3,4
	<b>Operational Waste Management Plan</b>					
E40	Prior to the issue of each occupation certificate, the Applicant must prepare a Waste Management Plan for the development and submit it to satisfaction of the Planning Secretary. The Waste Management Plan must:  (a) detail the type and quantity of waste to be generated during operation of the development;  (b)describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);  (c) detail the materials to be reused or recycled, either on or off site.  (d)include the waste management measures outlined in the Combined Operational, Demolition, and Construction Waste Management Plan, prepared by Waste Audit and dated 19 March 2024.		X	X	X	Applicant will provide compliance documents prior to occupation of Stage 2,3,4
	<b>Site Contamination</b>					
	If it is determined that ongoing on-site management of soil or groundwater contamination is required, based on further site investigations undertaken in accordance with condition C36, then the following requirements must be satisfied:					

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION</b>						
E41	<p>(a)the Applicant must engage a NSW EPA-accredited Site Auditor to confirm the appropriateness of the site for the proposed use. The Applicant must obtain from a NSW EPA-accredited Site Auditor a Section A2 Site Audit Statement accompanied by an Long Term Environmental Management Plan (LTEMP) prepared by a certified consultant and submit it to the Planning Secretary and relevant Council for information no later than one month before the commencement of operation; and</p> <p>(b)the development must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with.</p>		X	X	X	Contractor will comply prior to occupation of stage 2,3,4
	<b>Landscaping</b>					
E42	Prior to the issue of an occupation certificate for each stage of the development, landscaping relevant for that Stage must be completed in accordance with landscape plan(s) approved under condition B11.		X	X	X	Applicant will comply prior to occupation of stage 2,3,4
E43	<p>Prior to the issue of the relevant occupation certificate, the Applicant must prepare an Operational Landscape Management Plan (OLMP) and update the Vegetation Management Plan (VMP) for the bushland regeneration works to provide planting and management details if excluded from the OLMP, to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The OLMP must:</p> <p>(a)describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping;</p> <p>(b)describe the measures to manage overgrown vegetation impacting sightlines and affecting pedestrian and vehicle safety; and</p> <p>(c)be consistent with the plans required under condition B11.</p>		X	X	X	Applicant will comply prior to occupation of stage 2,3,4
E44	The Applicant must not commence operation of the relevant Stage until the OLMP and VMP, where relevant, for that Stage is approved by the Certifier.		X	X	X	Applicant will comply prior to occupation of stage 2,3,4
	<b>Vegetation Management Plan</b>					
E45	The Applicant must prepare a Vegetation Management Plan (VMP) that incorporates planting details, APZ measures and vegetation protocols for the remainder of the site, excluding bushland regeneration areas covered by condition D12 and retained bushland areas. The VMP must incorporate management measures for non-APZ areas identified in Hammondcare SSD Application - Greenwich Hospital letter, prepared by Travers bushfire & ecology, dated 7 March 2024.			X		Applicant will comply prior to occupation of stage 3
	<b>Asset Protection Zones</b>					
	<p>Prior to the issue of the relevant occupation certificate, the APZ identified in HammondCare SSD Application – Greenwich Hospital letter, prepared by Travers bushfire &amp; ecology, dated 7 March 2024,must be managed as an inner protection zone (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA, the following requirements apply:</p> <p>(a)tree canopy cover should be less than 15 per cent at maturity;</p> <p>(b)trees at maturity should not touch or overhang the building;</p>					

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION</b>						
E46	<p>(c) lower limbs should be removed up to a height of two metres above the ground;</p> <p>(d) tree canopies should be separated by two to five metres;</p> <p>(e) preference should be given to smooth barked and evergreen trees;</p> <p>(f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;</p> <p>(g) shrubs should not be located under trees;</p> <p>(h) shrubs should not form more than 10% ground cover;</p> <p>(i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;</p> <p>(j) grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and</p> <p>(k) leaves and vegetation debris should be removed.</p>			X		Contractor will comply prior to occupation of stage 3
<b>Operational Flood Emergency Management Plan</b>						
E47	<p>Prior to the issue of each occupation certificate, an Operational Flood Emergency Response Plan (OFERP) must be submitted to the satisfaction of the Planning Secretary that:</p> <p>(a) is prepared by a suitably qualified and experienced person(s);</p> <p>(b) addresses the provisions of the Floodplain Risk Management Guidelines (EHG) in relation to visitors, staff and residents;</p> <p>(c) is prepared in consultation with Council, EHG, SES, Ambulance NSW, the relevant health area and fire agency servicing the area; and</p> <p>(d) include details of:</p> <p>(i) the flood emergency responses for operational phase of the development;</p> <p>(ii) predicted flood levels;</p> <p>(iii) flood warning time and flood notification;</p> <p>(iv) assembly points and evacuation routes;</p>		X	X	X	Applicant will comply prior to occupation of stage 2,3,4



Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION</b>						
	(v) evacuation and refuge protocols; and (e)awareness training for employees, residents, contractors and visitors.					
	Water Management Plan					
E43	Prior to the issue of any Occupation Certificate, the Applicant must submit to the satisfaction of the Certifier, a Water Management Plan that: (a)provides mechanisms to facilitate communication, regarding stormwater and overland flow impacts, between the Applicant, Council and adjoining affected landowners during the operation of the development; and (b)includes, without unavoidable delay, the implementation of permanent on site measures if overland flow or stormwater runoff into adjoining properties is identified above.		X	X	X	Applicant will comply prior to occupation of stage 2,3,4

Document Title: Greenwich Conditions Compliance Matrix (CCM)									
Version: Rev A									
Date: August 2024									
Condition of Consent	Compliance Requirement	Project Stages				Comment			
		1	2	3	4				
<b>PART F POST OCCUPATION</b>									
	<b>Hospital use</b>								
F1	All beds within the residential aged care facility within the hospital building are only to be provided to persons with complex needs, including dementia, requiring specialist support and care from the health care team.		X			This condition will be complied with throughout operations of stage 2			
	<b>Self-care seniors housing use</b>								
F2	All dwellings within the senior housing buildings must be provided access to: (a)home delivered meals; (b)personal care and home nursing; and (c)assistance with housework.			X		This conditions will be complied with throughout operations of stage 3			
	<b>Eastern River Road Access</b>								
F3	Vehicle movements at the eastern unsignalised entrance at River Road must be restricted to left in/left out only.			X		This conditions will be complied with throughout operations of stage 3			
	<b>Operation of Plant and Equipment</b>								
F4	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4			
	<b>Warm Water Systems and Cooling Systems</b>								
F5	The operation and maintenance of warm water systems and water-cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water-cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4			
	<b>Community Communication Strategy</b>								
F6	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4			
	<b>Vegetation Management Plan</b>								
F7	The Applicant must implement all relevant measures in the Vegetation Management Plan, prepared by Travers bushfire & ecology and dated 17 May 2022 and the VMP required by condition E45.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4			
	<b>Heritage Interpretation Plan</b>								

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART F POST OCCUPATION</b>						
F8	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition E34.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
	<b>Long Term Environmental Management Plan</b>					
F9	Upon completion of remediation works, the Applicant must manage the site in accordance with any LTEMP required under condition E41 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
	<b>Operational Noise Limits</b>					
F10	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
F11	Short term operational noise monitoring must be:  (a)carried out within four months of commencement of use of Stages 2 and 3 approved by this development consent; and  (b)undertaken by an appropriately qualified person in accordance with the Noise Policy for Industry (EPA, 2017) or any latest version where valid data is collected.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
F12	The resultant monitoring report prepared by the appropriately qualified person must be submitted to the Planning Secretary within five months of commencement of use of Stages 2 and 3, to verify that operational noise levels do not exceed the noise levels for mechanical plant identified in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
F13	Should the noise monitoring program required by condition F11 identify any exceedance of the recommended noise levels referred to above, the Applicant must implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels when measured at the affected noise sensitive receivers, or provide attenuation measures at the affected noise sensitive receivers.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
	<b>Unobstructed Driveways and Parking Areas</b>					
F14	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
	<b>Green Travel Plan</b>					
F15	The Green Travel Plan required by condition E18 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
	<b>Ecologically Sustainable Development</b>					

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART F POST OCCUPATION</b>						
F16	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation of Stage 2 and Stage 4 respectively, Green Star certification must be obtained demonstrating the development for the relevant stage 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 within six months of operation of the relevant stage. If an alternative certification process has been agreed to by the Planning Secretary under condition C11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier within six months of operation of the relevant stage.		X		X	This conditions will be complied with throughout operations of stage 2,4
<b>Outdoor Lighting</b>						
F17	Notwithstanding condition D39, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
<b>Landscaping</b>						
F18	The Applicant must maintain the landscaping and vegetation on the site in perpetuity in accordance with the approved Landscape Management Plan required by condition B11.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
F19	Asset Protection Zones The asset protection zones required by condition E46 must be maintained in perpetuity.			X		This conditions will be complied with throughout operations of stage 3
<b>Bush Fire Emergency Management and Evacuation Plan</b>						
F20	The site must be managed and operated in accordance with the Bush Fire Emergency Management and Evacuation Plan required by condition E22 in perpetuity.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
<b>Operational Flood Emergency Response Plan</b>						
F21	The site must be managed and operated in accordance with the OFERP required by condition E47 in perpetuity.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
<b>Hazards and Risks</b>						
F22	The Applicant must store all chemicals, fuels and oils used on-site in accordance with:  (a)the requirements of all relevant Australian Standards (including compliance with AS 1894 (1997) for the storage of liquid oxygen); and  (b)the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual if the chemicals are liquids.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
F23	In the event of an inconsistency between the requirements of condition F22(a) and F22(b), the most stringent requirement must prevail to the extent of the inconsistency.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
<b>Dangerous Goods</b>						
F24	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
<b>Discharge Limits</b>						

Condition of Consent	Compliance Requirement	Project Stages				Comment
		1	2	3	4	
<b>PART F POST OCCUPATION</b>						
F25	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
	Signage					
F26	All signage approved under this consent must be continuously maintained in a structurally sound and tidy manner by the Applicant for the duration of the development.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4
F27	The lighting to be used in connection with approved signage must comply with AS 4282-2019 - Control of the obtrusive effects of outdoor lighting.		X	X	X	This conditions will be complied with throughout operations of stage 2,3,4

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