



TOWN PLANNING
AND URBAN DESIGN

Utility Investigations Report

Proposed Wollongong Private Hospital

360-364 Crown Street, Wollongong

for AA Crown Holdings Pty Ltd

15 April 2010

PROJECT NO: 210.043

CAN 100 209 265 / 90 100 209 265

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ABN 90 100 209 265



TABLE OF CONTENTS

| | | |
|-----|----------------------------------|---|
| 1. | INTRODUCTION | 1 |
| 1.1 | SITE LOCATION | 1 |
| 1.2 | THE PROPOSED DEVELOPMENT | 1 |
| 2. | UTILITY INVESTIGATIONS | 3 |
| 2.1 | INTRODUCTION | 3 |
| 2.2 | INTEGRAL ENERGY | 3 |
| 2.3 | SYDNEY WATER | 3 |
| 2.4 | JEMENA GAS | 4 |
| 2.5 | TELSTRA TELECOMMUNICATIONS | 4 |
| 3. | CONCLUSION | 5 |

APPENDICES

Appendix A: Integral Energy Correspondence

Appendix B: Sydney Water Correspondence

Appendix C: Jemena Gas Correspondence

Appendix D: Telstra Correspondence

FIGURES

Figure 1: Site Location

Figure 2: Site location (Within the Bounds of Wollongong City Centre)

1. INTRODUCTION

The Planning Group NSW Pty Ltd (TPG NSW) has been commissioned to prepare this initial infrastructure investigation report. The intention of this report is to determine the availability, extent and capacity of utility services in the vicinity of the site on which the Wollongong Private Hospital is proposed. Any upgrades to capacity of utilities that will be required for the proposed development are also outlined.

1.1 SITE LOCATION

The site of the proposed development is located at 360-364 Crown Street, Wollongong, as identified in **Figure 1**. As can be seen in Figure 1, the site has a frontage to Crown Street and Urunga Parade. The existing Wollongong Public Hospital is located in close proximity of the site, to the east. The subject site is located on the fringe of Wollongong City Centre, as defined by the *Wollongong Local Environmental Plan 2009 (WLEP 2009)* – Wollongong City Centre Map (see **Figure 2**).



Figure 1: Site Location

1.2 THE PROPOSED DEVELOPMENT

The proposed development includes an 8 storey private hospital development with a gross floor area of 19,095m² and a FSR of 3.83:1. The site on which it is to be located is 4,986m² in area.

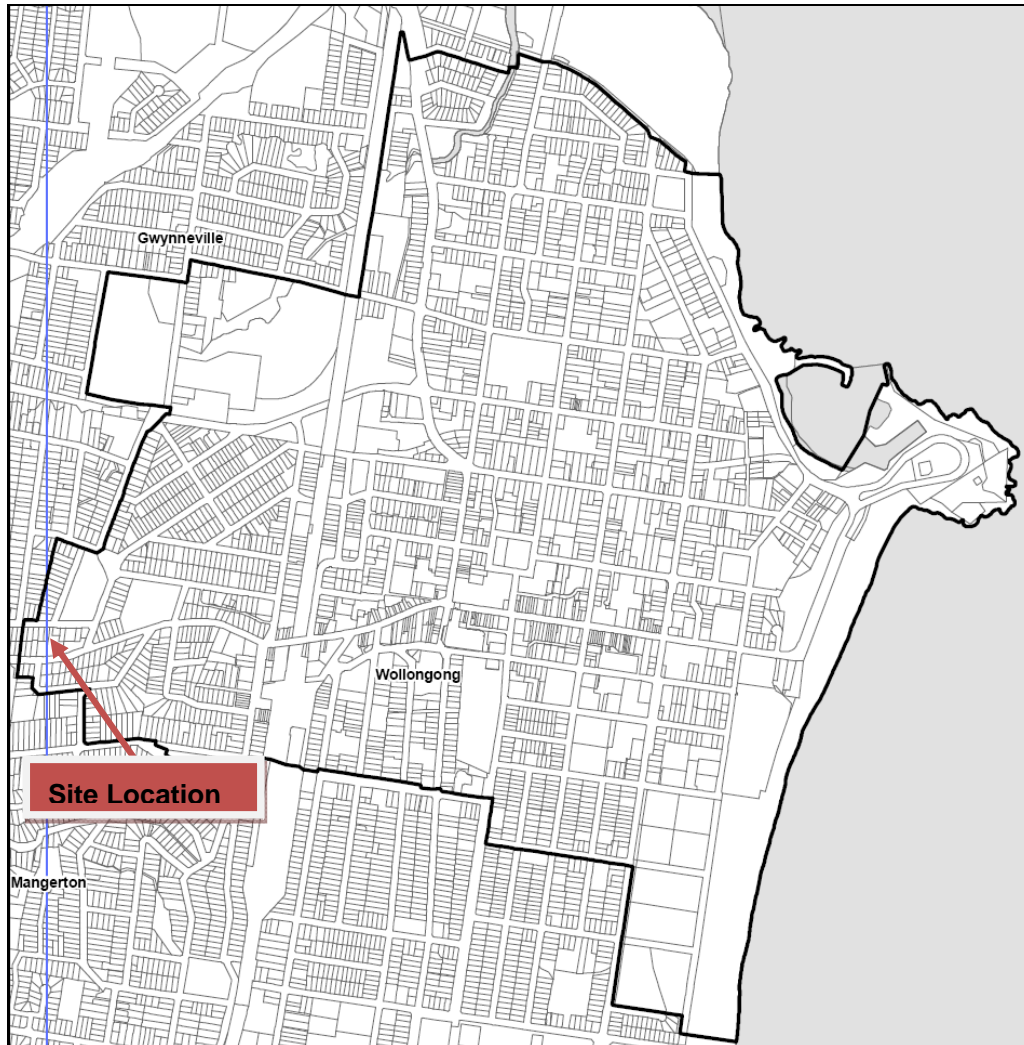


Figure 2: Site location (Within the Bounds of Wollongong City Centre)

Source: WLEP 2009 (Wollongong City Centre Map)

The proposal includes basement parking which will be accessed from Crown Street. Entry from Crown Street requires the installation of traffic lights and pedestrian signals at the intersection of Crown Street, Staff Street and the proposed site entry. There will also be vehicular access from Urunga Parade; for service vehicles only. The hospital will consist of:

- hospital space,
- surgery space,
- consulting rooms,
- medical and ancillary retail space,
- a general practice/doctors surgery, and other related medical facilities, and
- University teaching space.

For specific detail of the proposed development refer to the Environmental Assessment prepared by TPG NSW and submitted as part of the Part 3A Project Application.



2. UTILITY INVESTIGATIONS

2.1 INTRODUCTION

Preliminary discussions have been held with relevant infrastructure providers to determine the extent, availability and capacity of utility infrastructure in the vicinity of the proposed development site. A summary of the outcome of these discussions and correspondence is included following. Related correspondence is included as appendices to this report.

2.2 INTEGRAL ENERGY

Initial contact was made with Integral Energy by way of telephone conversation and also via a generic inquiry on the Integral Energy website. Following this, a letter of receipt for the generic inquiry was received and dated 27 January 2010. Specific discussions were then undertaken between TPG NSW and Neil Mineeff at Integral Energy – Acting Contestable Works Project Manager; Central and Southern Regions. Neil advised that Integral Energy require specific load requirements for the network and a completed application form in accordance with Integral Energy's General Terms and Conditions. At the time of writing, specific load requirements have not been defined and therefore the applicable application form has not been submitted. TPG NSW or an agent for the proponent will continue to correspond with Integral Energy to determine capacity and any required augmentation when load requirements are determined and provide evidence to the Minister.

All relevant correspondence between TPG NSW and Integral Energy to date is included within **Appendix A** of this report.

2.3 SYDNEY WATER

Discussions have been held between Tom Trezise at TPG NSW and Cassandra Loughlin at Sydney Water in relation to the water infrastructure requirements for the proposed development. Further to this, TPG NSW has provided further information to Sydney Water via email. Sydney Water responded with information summarised as follows:

- Sydney Water has undertaken an initial assessment and determined there is sufficient capacity in terms of potable water, recycled water and sewerage infrastructure;
- Sydney Water will further assess the impact of the development when the Environmental Assessment has been submitted to the Department of Planning and a Section 73 Certificate has been applied for;
- Sydney Water will determine whether any amplification or works are required to the infrastructure following this; and
- Any works will be at the cost of the proponent.

Correspondence with Sydney Water has been included within **Appendix B** of this report.



2.4 JEMENA GAS

Initial contact was made with Jemena by a telephone conversation. This led to correspondence via email outlining the proposed development. Bradley Gee - I&C Network Development Manager at Jemena has advised that further details are required to complete the request, including projected gas load requirements. At the time of writing, the projected gas load requirements have not been determined. TPG NSW, or an agent for the proponent, will continue to correspond with Jemena to determine the capacity of the infrastructure and any required augmentation. This information and correspondence will be provided to the Minister in due course.

The relevant correspondence with Jemena is included within **Appendix C** of this report.

2.5 TELSTRA TELECOMMUNICATIONS

Correspondence with Telstra has been commenced by TPG NSW. The response received from Glenn Weir; Area Planner at Telstra can be summarised as follows:

- Telstra maintains the telecommunications infrastructure adjacent to the site and the network is currently sufficient to meet the likely needs of the proposed development.
- To accommodate the proposed development, the telecommunications network will require the provision of a “lead-in” to an onsite MDF.
- The technology and services required will be determined closer to the time of development.
- Telstra will require the protection or relocation of its telecommunications infrastructure that may be impacted by the proposed development.
- Further Discussions are encouraged following further detailed planning of the proposed development.

All relevant correspondence with Telstra has been included within **Appendix D** of this report.

TPG NSW or an agent for the proponent will continue to liaise with Telstra to determine any further requirements. This correspondence and any relevant information that arises will be provided to the Minister, in due course.

It is noted that the managers of the telecommunications infrastructure adjacent to the site may change following privatisation of Telstra. Glenn Weir could not speculate on this as it is a matter for the Government. When further information arises and any operational changes are to occur, TPG NSW, or an agent for the proponent will take the relevant steps to ensure communication and is maintained.



3. CONCLUSION

TPG NSW has commenced correspondence with the relevant utility providers for the proposed Wollongong Private Hospital at 360-364 Crown Street, Wollongong including;

- Integral Energy,
- Sydney Water,
- Jemena Gas and
- Telstra.

Initial feedback has been received by all utility providers.

In terms of Integral Energy and Jemena Gas requirements, further information relating to specific load requirements is required for any detail on network capacity and other requirements such as augmentation. Sydney Water has undertaken an initial assessment and deemed that the infrastructure is sufficient for the proposal, however further investigation will be undertaken after a Section 73 Certificate has been applied for.

In terms of the Telstra telecommunications network, it has been advised that the network has the capacity to support the likely requirements of the proposed development, however further detail is needed closer to commencement of development.

TPG NSW or an agent for the proponent will continue to correspond with these utility providers to determine the specific requirements for the proposed development. This correspondence and any relevant information received will be provided to the Minister in due course.

APPENDIX A

Integral Energy Correspondence

27 January 2010

DATE RECEIVED
1 / 1 / 10
TO BE ACTIONED BY:

DATE RECEIVED
28 / 1 / 10
TO BE ACTIONED BY:
Tom
FYI.

Integral Energy Ref: ENL1235 – 2005/00053/001

The Planning Group NSW Pty Ltd
P O Box 1612
North Sydney 2059

Attention: Tom Trezise

Dear Sir/Madam

ENL1235 – Enquiry Application 360 - 364 Crown Street, Wollongong

Integral Energy acknowledges your enquiry and it is filed under the Customer Application Number shown above. Please quote this number on any further correspondence.

Integral Energy will assess your application and you will receive further advice about your requirements after an initial investigation has been carried out which should take approximately two weeks.

This letter does not allow release of plans from the Constituent Council or from your Private Certifier.

Should you have any enquiries regarding your application please do not hesitate to contact our Customer Consultant on (02) 9853 6234.

Yours faithfully

Tina Loucos
Customer Consultant
NETWORK CONNECTIONS - Huntingwood

Going further for you is what we do

In Reply Quote: ENL1235
Huntingwood Drive, Huntingwood NSW 2148 Postal Address: PO Box 6366, Blacktown NSW 2148. DX 8148 Blacktown
Telephone: (02) 9853 6234 Facsimile: (02) 9853 6461 ✉ integral@integral.com.au

 **INTEGRAL**
energy
The power is in your hands

Tom Trezise

From: Tom Trezise [tom.trezise@gmail.com]
Sent: Thursday, 18 February 2010 4:53 PM
To: Tom Trezise
Subject: Fwd: Wollongong Private Hospital Part 3A Environmental Assessment (MP07_0070) - Integral Energy Consultation

----- Forwarded message -----

From: Neil Mineeff <Neil.Mineeff@integral.com.au>
Date: Thu, Feb 4, 2010 at 12:13 PM
Subject: RE: Wollongong Private Hospital Part 3A Environmental Assessment (MP07_0070) - Integral Energy Consultation
To: Tom Trezise <tom.trezise@gmail.com>

Thankyou for the information. At this stage what we require is the specific load proposed to be connected to Integral Energy's network.

In accordance with Integral Energy's General Terms And Conditions 1.5.2 the developer or their level 3 ASP must provide Integral Energy with a completed application form.

Please refer to the link below for Integral Energy's General Terms And Conditions

<http://www.integral.com.au/wps/wcm/connect/integralenergy/nsw/footer/terms+and+conditions/network+connection+contestable+works+general+terms+and+conditions>

Regards

Neil Mineeff
Acting Contestable Works Project Manager
Central and Southern Regions
W - (02) 42 52 2934
M - 0434 076603

From: Tom Trezise [mailto:tom.trezise@gmail.com]
Sent: Thursday, 4 February 2010 10:58 AM
To: Neil Mineeff
Subject: Wollongong Private Hospital Part 3A Environmental Assessment (MP07_0070) - Integral Energy Consultation

Hi Neil,

Further to our email correspondence from last week, I now have additional details for the proposed Wollongong Private Hospital.

As discussed, the Planning Group NSW Pty Ltd (TPG NSW) has been appointed by AA Crown Holdings Pty Ltd to prepare the Environmental Assessment (EA) report for the proposed Wollongong Private Hospital Part 3A Project Application. The project is proposed to be located at 360-364 Crown Street, Wollongong. Attached to this email is an aerial image showing the site's location. The proposal will be known by the Department of Planning (DoP) as MP07_0070, and the Minister for Planning is the consent authority. The Director-General's Environmental Assessment Requirements (DGEARs) dated 23 November 2009 have been issued and are attached to this email. One of the DGEARs is to consult with all utility providers.

The site for the proposed Wollongong Private Hospital is just under 5,000 sq.m. in area. The proposed development includes approximately 20,600sq.m of floor space. It will have approximately 10 surgical theatres, as well a range of wards, medical suites and other related functions. Medical related retail floorspace will also be provided (as part of the approximate 20,600sq.m) for such things as pharmacies for example. Also included in this floor space will be a separate medical centre/doctors surgery. Details of the major project appear on the DoP website at the following link:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=1178

Can you please provide information as to whether the existing Integral Energy infrastructure in the locality has the capacity to support the proposal; or if Integral Energy have plans to augment/upgrade the existing electricity infrastructure?

It would be much appreciated if you could provide a response by Tuesday 23 March, 2010, or alternatively advise me of the process needed to obtain the information.

If you require further information or clarification on any matters, please don't hesitate to contact me on the following details:

e: tom.trezise@tpgns.com.au

t: (02) 9925 0444

m: 0414 986 148

Your assistance with this matter is much appreciated and I look forward to your response.

Kind regards,

Tom Trezise

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APPENDIX B

Sydney Water Correspondence

Tom Trezise

From: Tom Trezise [tom.trezise@gmail.com]
Sent: Thursday, 4 February 2010 11:57 AM
To: caz@sydneywater.com.au
Subject: Wollongong Private Hospital Part 3A Project Application MP07_0070 - Sydney Water
Attachments: Aerial Image Site Location.pdf; Final_DGRs_(25-11-09)[1].pdf

Hi Cassandra,

Following up from our telephone conversation earlier in the week (2 February 2010), I now have additional details for the proposed Wollongong Private Hospital.

As discussed, the Planning Group NSW Pty Ltd (TPG NSW) has been appointed by AA Crown Holdings Pty Ltd to prepare the Environmental Assessment (EA) report for the proposed Wollongong Private Hospital Part 3A Project Application. The proposed project is to be located at 360-364 Crown Street, Wollongong. Attached to this email is an aerial image showing the site's location. The proposal will be known by the Department of Planning (DoP) as MP07_0070, and the Minister for Planning is the consent authority. The Director-General's Environmental Assessment Requirements (DGEARs) dated 23 November 2009 have been issued and are attached to this email. One of the DGEARs is to consult with all utility providers.

The site for the proposed Wollongong Private Hospital is just under 5,000 sq.m. in area. The proposed development includes approximately 20,600sq.m of floor space. It will have approximately 10 surgical theatres, as well a range of wards, medical suites and other related functions. Medical related retail floorspace will also be provided (as part of the approximate 20,600sq.m) for such things as pharmacies for example. Also included in this floor space will be a separate medical centre/doctors surgery. Details of the major project appear on the DoP website at the following link:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=1178

Can you please provide information as to whether the existing Sydney Water infrastructure in the locality has the capacity to support the proposal or if Sydney Water have plans to augment/upgrade the existing infrastructure in terms of potable water, recycled water and sewage systems.

It would be much appreciated if you could provide a response by Tuesday 23 March, 2010, or alternatively advise me of the process needed to obtain the information.

If you require further information or clarification on any matters, please don't hesitate to contact me on the following details:

e: tom.trezise@tpgnsw.com.au

t: (02) 9925 0444

m: 0414 986 148

Your assistance with this matter is much appreciated and I look forward to your response.

Kind regards,

Tom Trezise
Town Planner
TPG NSW

From: ALEXANDRA PLUMB [ALEXANDRA.PLUMB@sydneywater.com.au]
Sent: Wednesday, 24 March 2010 2:33 PM
To: tom.trezise@tpgnsu.com.au
Subject: Wollongong Private Hospital

Hi Tom,

In regard to your email enquiry to Cassandra Loughlin on 4 February requesting information as to whether the existing Sydney Water infrastructure in the locality has the capacity to support the proposal for the Wollongong Private Hospital or if Sydney Water have plans to augment/upgrade the existing infrastructure in terms of potable water, recycled water and sewage systems, Sydney Water has undertaken an initial assessment of the development and there is sufficient capacity. However Sydney Water will reassess this once the Environmental Assessment is submitted to the Department of Planning for Part 3A approval.

Sydney Water will further assess the impact of the development when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess if amplification and/or changes to the system are applicable.

The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development. The proponent should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at www.sydneywater.com.au.

Regards,

Alexandra Plumb
 Student Planner
 Urban Growth Branch
 Asset Management Division
 T (02) 8849 6066
 E alexandra.plumb@sydneywater.com.au

Dams + Recycling + Desalination + Water efficiency = Water 4 Life.

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APPENDIX C

Jemena Gas Correspondence

Tom Trezise

From: Tom Trezise [tom.trezise@gmail.com]
Sent: Thursday, 18 February 2010 4:48 PM
To: Tom Trezise
Subject: Fwd: Proposed Wollongong Private Hospital Part 3A project Application (MP07_0070) - jemena

----- Forwarded message -----

From: Gee, Bradley <Bradley.Gee@jemena.com.au>
Date: Tue, Feb 9, 2010 at 10:14 AM
Subject: RE: Proposed Wollongong Private Hospital Part 3A project Application (MP07_0070) - jemena
To: Tom Trezise <tom.trezise@gmail.com>

Hi Tom

At this stage do you have any indication to the sites gas requirements.

It is not Jemena's policy to speculate on the installation of gas to commercial /industrial sites, without known customer and gas loads.

Without the appliance information and forecast gas loads, it is difficult to determine whether the existing gas infrastructure would have available capacity or determine if system would require augmentation.

To progress this request further I'd need further information regarding the proposed appliances and projected gas load required.

Brad Gee
I&C Network Development Manager



Jemena Gas Networks (NSW) Limited, Level 14, 1 O'Connell Street, Sydney NSW 2000
Direct (02) 9270 4513 **Mobile** 0429 363 835 **Email** bradley.gee@jemena.com.au
www.thenaturalchoice.com.au

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From: Tom Trezise [mailto:tom.trezise@gmail.com]
Sent: Thursday, 4 February 2010 12:12 PM
To: Gee, Bradley
Subject: Fwd: Proposed Wollongong Private Hospital Part 3A project Application (MP07_0070) - jemena

Brad,

I advised in my previous email (see below) there would be documents attached but failed to provide them. They are now attached to this email.

Kind regards,

Tom Trezise

----- Forwarded message -----

From: **Tom Trezise** <tom.trezise@gmail.com>

Date: Thu, Feb 4, 2010 at 12:09 PM

Subject: Proposed Wollongong Private Hospital Part 3A project Application (MP07_0070) - jemena

To: bradley.gee@jemena.com.au

Hi Brad,

Following up from our telephone conversation last Friday 29 January, I now have additional details for the proposed Wollongong Private Hospital.

As discussed, the Planning Group NSW Pty Ltd (TPG NSW) has been appointed by AA Crown Holdings Pty Ltd to prepare the Environmental Assessment (EA) report for the proposed Wollongong Private Hospital Part 3A Project Application. The proposed project is to be located at 360-364 Crown Street, Wollongong. Attached to this email is an aerial image showing the site's location. The proposal will be known by the Department of Planning (DoP) as MP07_0070, and the Minister for Planning is the consent authority. The Director-General's Environmental Assessment Requirements (DGEARs) dated 23 November 2009 have been issued and are attached to this email. One of the DGEARs is to consult with all utility providers.

The site for the proposed Wollongong Private Hospital is just under 5,000 sq.m. in area. The proposed development includes approximately 20,600sq.m of floor space. It will have approximately 10 surgical theatres, as well a range of wards, medical suites and other related functions. Medical related retail floorspace will also be provided (as part of the approximate 20,600sq.m) for such things as pharmacies for example. Also included in this floor space will be a separate medical centre/doctors surgery. Details of the major project appear on the DoP website at the following link:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=1178

Can you please provide information as to whether the existing gas infrastructure in the locality has the capacity to support the proposal or if Jemena have plans to augment/upgrade the existing infrastructure..

It would be much appreciated if you could provide a response by Tuesday 23 March, 2010, or alternatively advise me of the process needed to obtain the information.

If you require further information or clarification on any matters, please don't hesitate to contact me on the following details:

e: tom.trezise@tpgnsw.com.au

t: (02) 9925 0444

m: 0414 986 148

Your assistance with this matter is much appreciated and I look forward to your response.

Kind regards,

Tom Trezise
Town Planner
TPG NSW

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APPENDIX D

Telstra Correspondence

Tom Trezise

From: Tom Trezise [tom.trezise@gmail.com]
Sent: Thursday, 18 February 2010 4:43 PM
To: Tom Trezise
Subject: Fwd: Proposed Wollongong Private Hospital Part 3A Project Application (MP07_0070) - Telstra
Attachments: Wollongong Private Hospital Part 3A Project Application.pdf

----- Forwarded message -----

From: Weir, Glenn R <Glenn.R.Weir@team.telstra.com>
Date: Wed, Feb 17, 2010 at 2:22 PM
Subject: RE: Proposed Wollongong Private Hospital Part 3A Project Application (MP07_0070) - Telstra
To: Tom Trezise <tom.trezise@gmail.com>

Hello Tom

Please find attached Telstra's response to your enquiry.

Unfortunately I can't shed any light on possible future service providers, as this is a matter for the government.

Regards,

Glenn Weir
Area Planner

Forecasting & Area Planning - NSW ■ Integrated Network Planning ■ Network & Technology ■ Telstra Operations ■
p h. 02 9397 3365 f a x. 02 9397 2030
<http://www.in.telstra.com.au/ism/fundamentalplanningcentralaccess/index.asp>

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From: Tom Trezise [mailto:tom.trezise@gmail.com]
Sent: Thursday, 4 February 2010 12:15 PM
To: Weir, Glenn R
Subject: Proposed Wollongong Private Hospital Part 3A Project Application (MP07_0070) - Telstra

Hi Glenn,

Following up from our telephone conversation last Friday 29 February, I now have additional details for the proposed Wollongong Private Hospital.

As discussed, the Planning Group NSW Pty Ltd (TPG NSW) has been appointed by AA Crown Holdings Pty Ltd to prepare the Environmental Assessment (EA) report for the proposed Wollongong Private Hospital Part 3A Project Application. The proposed project is to be located at 360-364 Crown Street, Wollongong. Attached to this email is an aerial image showing the site's location. The proposal will be known by the Department of Planning (DoP) as MP07_0070, and the Minister for Planning is the consent authority. The Director-General's Environmental Assessment Requirements (DGEARs) dated 23 November

2009 have been issued and are attached to this email. One of the DGEARs is to consult with all utility providers.

The site for the proposed Wollongong Private Hospital is just under 5,000 sq.m. in area. The proposed development includes approximately 20,600sq.m of floor space. It will have approximately 10 surgical theatres, as well a range of wards, medical suites and other related functions. Medical related retail floorspace will also be provided (as part of the approximate 20,600sq.m) for such things as pharmacies for example. Also included in this floor space will be a separate medical centre/doctors surgery. Details of the major project appear on the DoP website at the following link:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=1178

Can you please provide information as to whether the existing telecommunications in the locality has the capacity to support the proposal or if Telstra have plans to augment/upgrade the existing infrastructure? I note that you mentioned it is uncertain who will be the telecommunications infrastructure provider in the locality in approximately 6 months or so - can you please provide any information or advice on this?

It would be much appreciated if you could provide a response by Tuesday 23 March, 2010, or alternatively advise me of the process needed to obtain the information.

If you require further information or clarification on any matters, please don't hesitate to contact me on the following details:

e: tom.trezise@tpgnsw.com.au

t: (02) 9925 0444

m: 0414 986 148

Your assistance with this matter is much appreciated and I look forward to your response.

Kind regards,

Tom Trezise
Town Planner
TPG NSW



17th February 2010

Tom Trezise
Town Planner
TPG NSW

Network and Technology
Forecasting and Area Planning

52-54 Railway Pde, Burwood

Telephone (02) 9397 3365
Facsimile (02) 9397 2030

Glenn.R.Weir@team.telstra.com

**Re: Proposed Wollongong Private Hospital Part 3A Project Application
360-364 Crown Street, Wollongong
Telecommunications Supply**

Dear Tom,

Based on the provided information relating to the proposed development at No.360-364 Crown St, Wollongong a review was undertaken of the area and nearby telecommunications infrastructure.

Telstra maintains existing network adjacent to the land marked for development. This network is currently sufficient to meet the likely demand of this development.

To accommodate the proposed development, the telecommunications network would require the provision of a leadin to an onsite MDF.

The technology and services provided would be determined closer to the time of development commencement, depending on Telstra deployment policy and any negotiations based on a commercial agreement.

Telstra will require the protection of/relocation of its telecommunications infrastructure that may be impacted by activities on this site. To minimise risk of liability due to any damage, the Telstra 1100 Inquiry number should be contacted to obtain location of Telstra plant before commencement of construction work.

Further discussions regarding details for network expansion are strongly encouraged once detailed planning for the development is in progress. To inform Telstra of likely commencement of this development, you are requested to register this development on the Telstra Smart Community website: <http://www.telstrasmartcommunity.com>

Please note that Telstra reserves the right to change its decision in relation to network deployment within the development without prior notice.

For future correspondence and enquiries regarding this matter, please contact the undersigned on 02 9397 3365.

Yours faithfully,


Glenn Weir
Area Planner