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AA Crown Holdings
C/- Health Projects International
Suite 1, Ground Floor
68 Alfred Street
Milsons Point NSW 2061

RE: Wollongong Private Hospital - Section 75W Submission
Building Code of Australia Compliance

This letter has been prepared by McKenzie Group Consulting (NSW) Pty Ltd for AA Crown Holdings to support an application that is to be made pursuant to Section 75W of the Environmental Planning and Assessment Act 1979 to modify the approval issued in respect of MP07_0070.

The Section 75W application seeks the Minister's approval for:

- alteration to the facade and building materials;
- internal reconfiguration;
- provision of signage on the facades;
- re-design of the plant and equipment room on the roof top;
- reduction of the GFA from 18,390sqm to 18,080sqm resulting in a Floor Space Ratio (FSR) of 3.63:1;
- reduction of the consulting suite and retail areas to 5,080sqm and 130sqm respectively;
- increase in building height to RL79.1 (33.775m above natural ground level – measured at the ridge of the floating roof of the plant room);
- reduction of the number of beds in the private hospital from 154 to 149;
- provision of 317 car parking spaces (including 13 accessible spaces);
- deletion of vehicle access from Urunga Parade;
- provision of Vacuum Insulated Evaporators (VIE) tank and substation adjacent the eastern boundary;
- reconfiguration of the Crown Street access that allows for visitors that have dropped off patients to directly access the basement car park;
- deletion of car parking entry from Urunga Parade and provision of a single vehicle crossing to service the new loading dock; and
- deletion of condition B10 related to tri-generation, condition D1 to achieve a 4 star Green Star rating, and condition E11(a) to enable separate vehicle access/exit off Crown Street.

Mckenzie Group Consulting (NSW) Pty Ltd has reviewed the drawings and relevant documentation prepared in respect of the S75W application as noted below:

Drawing No.	Revision	Drawing Title
WGPH-E-1-75W	3	Crown Street & East Elevations
WGPH-E-2-75W	2	Urunga Parade & West Elevations
WGPH-EC-1-75W	1	Building Extent Comparison Plans
WGPH-EC-2-75W	1	Building Extent Comparison Plans
WGPH-EC-3-75W	2	Building Extent Comparison Elevations
WGPH-EC-4-75W	2	Building Extent Comparison Elevations
WGPH-EC-5-75W	2	Building Extent Comparison Sections
WGPH-P-1-75W	3	Plan – Level 1
WGPH-P-2-75W	2	Plan – Level 2
WGPH-P-3-75W	1	Plan – Level 3
WGPH-P-4-75W	1	Plan – Level 4
WGPH-P-5-75W	2	Plan – Level 5
WGPH-P-6-75W	2	Plan – Level 6
WGPH-P-7-75W	2	Plan – Level 7
WGPH-P-8-75W	1	Plan – Level 8
WGPH-P-B1-75W	4	Plan – Basement Level 1
WGPH-P-B2-75W	4	Plan – Basement Level 2
WGPH-P-B3-75W	4	Plan – Basement Level 3
WGPH-P-G-75W	5	Plan – Ground Floor
WGPH-P-S-75W	2	Plan – Site Plan
WGPH-REN-1-75W	2	Rendering
WGPH-REN-2-75W	1	Rendering
WGPH-REN-3-75W	2	Rendering
WGPH-REN-4-75W	1	Rendering - Dusk
WGPH-SD-1-75W	1	Shadow Diagram
WGPH-SE-1-75W	3	Section – East-West
WGPH-SE-2-75W	3	Section – North-South
WGPH-SIG-1-75W	1	Detail – Main Hospital Signage's Front Façade
WGPH-SIG-2-75W	1	Detail – Main Hospital Signage's From Facade
WGPH-SIG-3-75W	1	Detail – Main Hospital Signage's West Elevation
WGPH-VA-1-75W	1	Visual Analysis
WGPH-VA-2-75W	1	Visual Analysis
WGPH-VA-3-75W	1	Visual Analysis
WGPH-VA-4-75W	1	Visual Analysis
WGPH-VA-5-75W	1	Visual Analysis

WGPH-VA-6-75W	1	Visual Analysis
WGPH-VA-7-75W	1	Visual Analysis
WGPH-VA-8-75W	1	Visual Analysis

This development is subject to Performance Based Solutions in respect to BCA Compliance matters.

This section 75w Submission does not therefore address “deemed-to-satisfy” provisions of the BCA. Matters pertaining to BCA Compliance will be addressed at the Construction Certificate stage.

For further assistance, please contact the undersigned.

Yours faithfully

T. Williams

Per
Vanessa Batty
Senior Associate
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