



**RAMSAY**  
HEALTH CARE

11 June 2013

Dr Arthur Stanton  
AA Crown Holdings Pty Ltd  
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Campsie NSW 2194

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Dear Dr Stanton,

**Proposed Private Hospital Development: 360-364 Crown St Wollongong  
(MP07\_0070 Amended scheme – June 2013)**

I am pleased to provide a letter regarding the major benefits and opportunities we would see for Ramsay Health Care's existing private hospital operations should the proposed development proceed (as amended) with AA Crown Holdings.

In terms of benefits for patients and doctors of the private hospital we envisage that the new development as proposed would afford the following advantages:

- Increased operating theatre capacity to meet growing demands: The proposed development would enable us to expand the volume and range of surgical procedures with appropriate supporting infrastructure to accommodate new and emerging medical technologies.
- Increased bed capacity: A purpose building would see a 50% increase in the number of beds available with an emphasis on single room accommodation in line with the expectations of private patients in today's market. Independent health planning data underpins Ramsay's estimates of the number of private hospital beds required in the proposed development.
- Better integrated health campus with the private hospital:
  - a) operating in closer proximity to Consulting Suites for Visiting Medical Officers;
  - b) expanded diagnostic services capability; and
  - c) being adjacent to the public hospital and emergency department.

Such a development provides a greater convenience for patients, visitors and clinicians of both the public and private hospitals.

- Collocated on-site medical consulting suites provides an attraction for the new medical specialists to the Wollongong area to service both the public and private hospitals. The proposed development would create an expanded 'medical precinct' of public and private hospital services, together with purpose-built consulting and diagnostic facilities which does not currently exist on this scale in Wollongong.

- **Improved support services and facilities:** The new development would provide staff and customers with adequate facilities within the complex. These include car parking, access to allied health, diagnostic and associated ambulatory services. Moreover, the development would be within an identifiable 'health and medical precinct' rather than within a suburban environment.
- **Sustainable Environment:** As a new built development, the proposal would enable the incorporation of sustainable built environment technologies and capabilities including energy efficiencies, improved water management, recycling and waste reduction facilities – many of which are cost-prohibitive or impossible to retro-fit into existing buildings. The possibility of centralised engineering services would see further efficiencies for an infrastructure development of this size.

The maintenance of a strong viable and accessible private hospital is a critical component in delivering a full range of health services to the people of Wollongong and surrounding areas. The accessibility of a modern private hospital which meets current market expectations ensures that people continue to see and derive value in maintaining their private health insurance. In turn, maintenance of a strong private hospital sector is critical to ensuring that public hospital services are not over-stretched and are better able to deliver services to public patients most in need of their services.

As indicated previously, Ramsay Health Care is excited about the possibilities that the proposed development offers to the Wollongong community and we look forward to working closely with you to bring this development to reality.

Please do not hesitate to contact me if I can provide any further information or elaboration on these points.

Yours Faithfully



**Daniel A Sims**  
**Chief Operating Officer – Australia & Indonesia**