



Section 75W Modification Project Approval (MP07_0070)

Wollongong Private Hospital
360-364 Crown Street
Wollongong

Prepared By McKenzie Group Consulting
Planning
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Executive Summary

McKenzie Group Consulting Planning (NSW) Pty Ltd has been engaged by Donald Cant Watts Corke on behalf of AA Crown Holdings Pty Ltd and Ramsay Health Care Ltd to prepare this application pursuant to Section 75W of the *Environmental Planning & Assessment Act 1979* to modify Project Approval MP07_0070 for Wollongong Private Hospital.

Project Approval MP07_0070 was issued by the NSW Department of Planning & Infrastructure on 18 April 2011 for demolition of existing buildings and ancillary structures; construction of a new 8 storey private hospital and 3 basement levels for 321 vehicles; and construction of a new signalised intersection at Crown and Staff Street.

No new works have commenced on the site as the approved scheme has undergone revision due to cost related issues associated with the design. More appropriate, cost effective treatments, with greater functional and architectural merit can be achieved through the revised design. In particular, elements of the approved scheme that have been reconsidered include:

- the vase-shaped architectural feature extending from Ground Floor to Level 8 along the south east elevation;
- implementation of Technical Standard (TS 11);
- strict compliance with green star requirements; and
- implementation of trigeneration and cogeneration infrastructure.

Modifications proposed under this application in response to the above include:

- alteration to the facade and building materials while maintaining setbacks of 6m to the side boundaries and 5m to Crown Street and 4m Urunga Parade;
- 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);
- 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 tr-generation, condition D1 and F1 to achieve a 4 star Green Star rating, and condition E11(a) to enable separate vehicle access/exit off Crown Street.

The modified development will remain substantially the same as approved under Project Approval MP07_0070 as it will:

- once constructed, operate as Wollongong Private Hospital;
- not increase the approved car parking areas to provide a suitable number of spaces in accordance with RTA Guidelines;
- reduce the GFA from that approved by 310sqm;
- not result in any significant environmental impact; and

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- not intensify the use of the site from that approved in terms of activities and bed numbers.

The Section 75W Modification is supported by specialist reports contained in the appendices in relation to:

- Traffic and parking;
- Car Parking Management;
- Heritage Impact;
- Architectural Design;
- Environmentally Sustainable Development;
- Quantity Surveying;
- Acoustics;
- Aviation; and
- Landscape Design

The specialist documentation demonstrates that the site is suitable for the proposed modification and that any potential impacts of the project are acceptable and that the project is consistent with relevant strategic policies and environmental planning instruments and is therefore considered worthy of approval.

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PART A. PRELIMINARY

1.1 Introduction

This Modification to Project Approval 07_0770 under Section 75W of the *Environmental Planning and Assessment Act 1979* has been prepared by McKenzie Group Consulting Planning (NSW) Pty Ltd for Donald Cant Watts Corke on behalf of AA Crown Holdings Pty Ltd and Ramsay Health Care Ltd.

The proposal seeks to modify Project Approval MP07_0070 (**Appendix 1**) to enable the construction of a new private hospital that meets the operational objectives of the incoming private health care provider. The proposal is considered to have significant public benefit within the Illawarra region and contribute to the vitality of the Wollongong Town Centre.

Modification to the project approval is in response to the need to provide a more cost effective design while ensuring that the quality of services provided within the private hospital are not compromised. The proposed design will also accommodate the change in health facilities standards that have been introduced Subsequent to the Project Approval which cannot be provided for under the approved scheme.

At the time of the Project Application, the aforementioned modifications were not envisaged, and as such, modification is required under Section 75W of the *Environmental Planning and Assessment Act 1979*.

The report is arranged as follows:

- Part A Preliminary
- Part B Site Analysis
- Part C Proposed Modifications
- Part D Legislative and Policy Framework
- Part E Environmental Assessment
- Part F Statement of Commitments
- Part G Conclusion

1.2 Development Background

The original Environmental Assessment submitted with the Project Application identified the future need for new hospital facilities given the increased population growth of the Illawarra Region and the service gaps within the existing medical health services available. Additionally, it was identified that there is a need to provide dedicated teaching facilities within a working hospital environment.

On 23 November 2009, Director-General's Requirements (DGRs) were issued pursuant to Section 75F of the *Environmental Planning & Assessment Act 1979*. The key assessment requirements for the Project Application were:

- Urban Form & Design
- Amenity Impacts
- Heritage
- Transport and Accessibility
- Geotechnical and Contamination
- Drainage, Stormwater & Groundwater Management
- Construction Impacts
- Operational Impacts
- Ecologically Sustainable Development measures
- Utilities & Services

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Based on the merits of the Project Application and the long term public health and socio economic benefits associated with the provision of a private hospital, the NSW Planning Assessment Commission granted approval to Project Application MP07_0070 on 18 April 2011 for:

- Demolition of existing buildings and ancillary structures;
- 8 storey development;
- 3 basement level of parking for 321 vehicles;
- New Signalised intersection at Crown and Staff Street;
- 154 medical, surgical and maternity inpatient beds, operating theatre suite, general practice, diagnostic, clinical and allied health tenancies, specialist medical consulting suites;
- University teaching centre; and
- Ancillary retail tenancy floor space.

The DGRs issued for the Major Project Application are considered in full under the Environmental Assessment of this Report and Section 1.3 below to the extent that they relate to the proposed modifications.

1.3 Director General's Requirements

Director-General's Requirements (DGRs) were issued on 23 November 2009 in relation to Project Application MP07_0070 and are annexed in **Appendix 1**. The DGRs as they relate to the subject 75W application are outlined in **Table 1** below.

Table 1– Overview of DGR's of Major Project Application and Relationship to 75W Application

General Requirements	Relationship to 75W Application
▪ <i>an executive summary</i>	An executive summary has been provided with respect to the 75W modification.
▪ <i>A description of the proposal including:</i> – <i>description of the site including cadastre and title details;</i> – <i>a thorough site analysis and description of the existing environment;</i> – <i>suitability of the site for the proposed development;</i> – <i>likely environmental impacts;</i> – <i>design, construction, operation, maintenance, rehabilitation and staging as applicable; and</i> – <i>justification for undertaking the project, taking into consideration the environmental impacts of the proposal, the suitability of the site and whether or not the project is in the public interest.</i>	A detailed description of the proposed development is provided in Part C. Supporting plans and documentation provide additional detail.
▪ <i>consideration of the following with any variations to be justified:</i> – <i>all relevant State Environmental Planning Policies; and;</i> – <i>applicable local planning instruments and relevant legislation and policies.</i>	Part D addresses the legislative framework applicable.
▪ <i>A draft Statement of Commitments, outlining commitments to the proposal's management, provision of infrastructure, mitigation and monitoring measures with clear identification of who is responsible for these measures.</i>	Part F provides a revised Statement of Commitments.

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A conclusion justifying the proposal, taking into consideration its environmental and construction impacts, mitigation measures to address these impacts, its cumulative impacts, suitability of the site and whether or not the project is in the public interest.	Part G provides a conclusion and justifies the proposal having regard to matters discussed throughout.
A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP).	Appendix 4 includes a revised Quantity Surveyors Report of the Capital Investment Value of the project.
A signed statement on the validity of the Environmental Assessment, the qualifications of person(s) preparing the Assessment and that the information contained therein is neither false nor misleading.	This modification builds upon the original Environmental Assessment approved.
Key Issues	
Urban Form and Design - Urban design, height, density, bulk and scale of the development and relationship to surrounding development, landscape and topography - External materials and finishes, including a sample board. - Photomontages and view analysis. - Details of proposed areas of landscaping and open space. - Consideration of Wollongong Council's Public Domain - Technical Manual with regard to streetscape design. - Preparation of a Crime Prevention Through Environmental Design assessment, taking into consideration, landscaping, lighting, design of building and communal open spaces, impact on the adjoining neighbourhood and potential for graffiti and vandalism.	The urban form and design of the proposal has been discussed in Part E. A revised visual analysis has also been carried out by HPI Architects and is annexed in Appendix 9.
Amenity Impacts Visual impact, privacy and overshadowing of the development on adjoining properties, with particular regard to any sensitive uses.	Amenity impacts associated with the proposal have been addressed in Part E. Revised shadow diagrams are annexed in Appendix 5.
Heritage Impacts of the proposal on any local heritage items identified in Wollongong City Centre LEP 2007.	A revised Heritage Impact Statement has been prepared and is annexed in Appendix 14. Part D & E also address the heritage implications of the proposal.

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<i>Transport and Accessibility</i> <i>Provide a traffic and transport study that addresses the following:</i> ▪ <i>Surrounding context and how the proposal relates with the existing Wollongong public hospital in terms of transport and traffic management;</i> ▪ <i>Estimated vehicular traffic generation from the proposed development and the cumulative impact of this with existing developments and any other known development proposals in the area;</i> ▪ <i>Intersection modelling at relevant intersections to assess any likely impacts;</i> ▪ <i>Access arrangements which consider options for access from the local road network;</i> ▪ <i>Existing public transport services in the site, including any transport services proposed to be offered by the hospital;</i> ▪ <i>Measures to encourage mode shift to public transport and reduce reliance on private vehicles and therefore on site car parking;</i> ▪ <i>Existing pedestrian and cycle movements within the vicinity of the subject site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access - this may include facilities for secure bicycle storage and cycle amenities; and</i> ▪ <i>Travel Demand Management (TDM) measures that will optimise the opportunity provided by the project site's proximity to public transport. Compliance with the RTA Guide to Traffic Generating Developments. Internal access arrangements including entry points, drop off points, traffic management and hierarchy.</i> ▪ <i>Off street car parking provision and management measures for on street parking in consideration of Council's City Centre West Parking Management Plan.</i> ▪ <i>Service delivery requirements to be considered against AS2890.2.</i> ▪ <i>Emergency evacuation and public access.</i>	A Traffic Report has been provided By CBHK and is annexed in Appendix 12. Transport and accessibility has been addressed in Section 5.4 of this Report.
<i>Geotechnical and Contamination</i> ▪ <i>Suitability of the site for the proposal with regard to slope stability, erosion hazard, proposed earthworks and retention methods.</i> ▪ <i>Potential for contamination and the suitability of the site for proposed uses.</i>	A revised Geotechnical Report is not deemed necessary for this application given the scope of works.
<i>Drainage, Stormwater and Groundwater Management</i> ▪ <i>Drainage, stormwater and groundwater management issues</i>	Civil and Stormwater Plans prepared by Henry and Hymas are annexed in Appendix 6.

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Construction Impacts ▪ <i>Traffic management during construction including car parking requirements for construction workers;</i> ▪ <i>Address any likely geotechnical impacts;</i> ▪ <i>Flooding, drainage and stormwater management issues, including:</i> – <i>on-site detention of stormwater, Water Sensitive Urban</i> – <i>Design, and drainage infrastructure;</i> – <i>Air pollution, soil and erosion and waste material;</i> – <i>Noise and vibration;</i> – <i>Details of any cut and fill and whether any fill is proposed to be imported or exported to/from the site.</i>	Construction management arrangements during construction shall not change under the subject proposal from those considered as part of the Project Application.
Operational Impacts ▪ <i>Address noise generated from plant and equipment;</i> ▪ <i>Preparation of a Waste Management Strategy in accordance with the relevant legislation and including; biomedical, infectious or toxic wastes and storage of any chemicals / hazardous materials;</i> ▪ <i>Site safety precautions relating to radiation hazards and disease outbreak;</i> ▪ <i>Emergency and evacuation procedures;</i> ▪ <i>Fire safety;</i> ▪ <i>Lighting;</i> ▪ <i>Signage.</i>	A revised Acoustic Report has been prepared by Acoustic Logic and is annexed in Appendix 11. The Waste Management Strategy provided under the Project Application has been updated and is annexed at Appendix 18. Site safety precautions are considered to remain unchanged, therefore no updated documentation has been included.
Ecologically Sustainable Development measures ▪ <i>Demonstrate the application of ESD measures to the proposal, including thermal massing, water sensitive urban design measures, energy efficiency, recycling and waste disposal.</i>	Green Planning Australia have prepared a revised ESD Report and is annexed in Appendix 10. All ESD requirements have been addressed in Section 5.9 of this Report.
Utilities and Services ▪ <i>Capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.</i>	There will be no additional demand placed on utilities and services. Accordingly, no updated documentation has been provided to this effect
Consultation ▪ <i>Provide written account or evidence of an appropriate and justified level of consultation with the following relevant parties during the preparation of the Environmental Assessment:</i> – <i>Wollongong City Council;</i> – <i>NSW Roads and Traffic Authority;</i> – <i>NSW Ministry of Transport;</i> – <i>NSW Health; and</i> – <i>All utility providers.</i>	Two meetings were held with NSW DoPI prior to lodgement of this 75W application to discuss the revised proposal and design changes. A meeting was also held with Wollongong City Council to discuss the revised proposal and consider feedback provided. Part A discusses consultation that occurred.
Other Matters ▪ <i>The application fee is based on Capital Investment Value of the project as defined in the Major Projects SEPP and as set out in Clause 8H of the Environmental Planning and Assessment Regulation 2000. To verify the cost of works for this project you are requested to submit a Quantity Surveyor's report for the project.</i> ▪ <i>Landowner's consent is to be provided in accordance with clause 8F of the Environmental Planning and Assessment Regulation 2000.</i>	A revised Quantity Surveyors Report has been prepared and is annexed in Appendix 4. Landowners consent has been provided in relation to the subject 75W Application and is attached in Appendix 2.

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Plans and Document	
<i>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted:</i> ▪ <i>An existing site survey plan drawn at an appropriate scale illustrating:</i> – <i>The location of the land, boundary measurements, area (sq.m) and north point;</i> – <i>The existing levels of the land in relation to buildings and roads;</i> – <i>Location and height of existing structures on the site;</i> – <i>Location and height of adjacent buildings and private open space; and</i> – <i>All levels to Australian Height Datum</i> ▪ <i>A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc.</i> ▪ <i>Architectural drawings for the Project Application at an appropriate scale illustrating:</i> – <i>the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;</i> – <i>detailed floor plans, sections and elevations of the proposed building;</i> – <i>elevation plans providing details of external building materials and colours proposed;</i> – <i>fenestrations, balconies and other features;</i> – <i>accessibility requirements of the Building Code of Australia and Disability Discrimination Act;</i> – <i>the height (AHD) of the proposed development in relation to the land the level of the lowest floor, the level of any unbuilt area and the level of the ground; and</i> – <i>any changes that will be made to the level of the land by excavation, filling or otherwise.</i>	All plans and documents have been prepared and provided in the Appendix 5.
▪ <i>Stormwater Concept Plan – illustrating the concept for stormwater management.</i>	Revised civil and stormwater plans have been prepared and are annexed in Appendix 6.
▪ <i>Landscape/Public Domain Concept Plan – illustrating treatment of open space/public domain areas, screen planting along common boundaries and tree protection measures both on and off the site.</i>	As the proposal involves minor changes to the built form, a revised Landscape Plan has been prepared by Context and is annexed in Appendix 7.
▪ <i>Shadow diagrams – showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and equinox March 21 and September 21) as 9am, 12 midday and 3pm.</i>	Due to the alteration in building form, revised shadow diagrams have been prepared and are annexed in Appendix 5.

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| <ul style="list-style-type: none"> ▪ <i>View Analysis – Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas. A massing model of the proposed development for the entire site (i.e. Concept Plan).</i> | <p>A Visual Analysis has been prepared by HPI Architects in respect of the amended proposal and is annexed in Appendix 9.</p> |
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1.4 Wollongong Private Hospital – Project Particulars

The particulars of the Project Approval issued by NSW DoPI for Wollongong Private Hospital are detailed as follows:

- *Private Hospital:*
 - 154 medical, surgical and maternity inpatient beds;
 - Operating Theatre Suite (OTS) with 9 operating rooms, one procedure room, 31 holding/first stage recovery bays, 9 second stage recovery bays; support staff and administration facilities;
 - Central Sterile Stock Department;
 - 10 bed Intensive Care Unit adjacent to the OTS;
 - Birthing Rooms with support spaces;
 - Admission, reception, waiting and hospital administration, Medical Records and staff facilities;
 - Pharmacy; and
 - Kitchen, linen handling, facilities management, biomedical engineering, central stores, bulk oxygen supply, waste management and goods handling/loading.
- *General Practice Centre:*
 - General practice consulting rooms;
 - Diagnostic Radiology Centre, with general X-ray, Magnetic Resonance Imaging (MRI), Ultrasound, Single Photon Emission Computed Tomography (SPECT) and support spaces;
 - Pathology collections and analysis laboratory;
 - Physiotherapy treatment; and
 - Dietician.
- *Diagnostic, clinical and allied health tenancies:*
 - Angiography Unit with 3 Catheter Laboratories, 14 holding/first stage recovery bays, 8 second stage recovery bays and support spaces;
 - 12 bed Coronary Care Unit (CCU)
 - Nuclear Medicine Unit with 2 Computed Tomography (CT) gamma camera scanning rooms, stress testing room, hot lab and injecting room;
 - Oncology Unit with 18 chemotherapy spaces;
 - Renal Dialysis; and
 - Hyperbaric Medicine Unit.
- *Specialist medical Consulting Suites:*
 - Gastroenterology;
 - Urology;
 - Podiatry;
 - Neurology/Spinal Unit;
 - Paediatrics;
 - Dermatology;
 - Obstetrics;
 - Gynaecology;
 - Women's Health;
 - Breast Unit;
 - Hand Surgery Unit; and
 - Cosmetic Surgery Unit.
- *University of Wollongong Teaching Centre*

- *Ancillary retail tenancies:*
 - *Coffee shop;*
 - *Retail pharmacy; and*
 - *Florist*
- *Off street parking for 321 vehicles (including 12 accessible spaces) provided within 3 basement levels*

Plans issued under the Project Approval are attached in **Appendix 1**.

1.5 Consultation

Prior to lodgement of this 75W application, consultation was carried out with the following authorities to discuss the proposed changes and incorporate feedback provided to the final design.

NSW Department of Planning & Infrastructure

Subsequent to inception of the project, a meeting was held with NSW DoPI on 29 October 2012. Attendees at this meeting included:

- Mr Chris Wilson – McKenzie Group Consulting
- Mr Nathaniel Murray - McKenzie Group Consulting
- Mr David Gibson – NSW Department of Planning & Infrastructure
- Mr Peter McManus – NSW Department of Planning & Infrastructure

Matters discussed were related to the project need and justification which stem from the costly design features associated with the approved design and the need to make amendments in order to comply with the current health standards. Of overarching importance, it was reinforced at the meeting that driving force of this project is to provide a more cost effective project while not compromising the medical services of the hospital.

At this meeting, staff of the Department conferred support of the proposal and indicated that it could be accepted as a Section 75W Application.

Following preparation of a more detailed design and appointment of a consultant team, a second meeting was held on 28 May 2013, attendees included:

- Mr Nathaniel Murray - McKenzie Group Consulting
- Mr Andrew Cowan – McKenzie Group Consulting
- Mr Aladin Niazmand – Health Projects International
- Mr Hoi Choy – Health Projects International
- Mr Chris Cusack – Donald Cant Watts Corke
- Mr David Gibson – NSW Department of Planning & Infrastructure
- Mr Peter McManus – NSW Department of Planning & Infrastructure

The design scheme was put forward in detail for discussion and justification for the project was reiterated on the basis it provides a more economically viable outcome that enables a premium health care service to be provided. Matters raised by the Department included:

- consultation with Wollongong City Council;
- justification for the breach of the 32m height limit;
- consideration of State Environmental Planning Policy No.64 – Advertising and Signage within the 75W submission;
- consideration of the Local Heritage Item adjoining the site at 366 Crown Street; and
- provision of updated specialists reports (where applicable).

The Department was generally receptive to the design changes based on the Floor Space Ratio reduction and simplification of the design.

Wollongong City Council

A meeting was held with Wollongong City Council 3 June 2013, attendees included:

- Mr Chris Wilson – McKenzie Group Consulting
- Mr Nathaniel Murray - McKenzie Group Consulting
- Mr Martin Thompson – Donald Cant Watts Corke
- Mr Mark Riordan – Wollongong City Council
- Mr Pier Panozzo – Wollongong City Council

Feedback from Council was provided to the effect that:

- The access changes to Urunga Parade are a sound improvement – however RMS should be consulted to ensure their support.
- the proposed modified design is worthy of support, however not to overly simplify the design due to the elevated and prominent location of the hospital and the need for it to have presence. The heritage item was discussed and no concern was raised by Council with the approach of HPI creating a gentle backdrop to the heritage item to ensure its presence is maintained visually.
- Council requested that a copy of the final A3 plans were provided as early as possible so that they can resource internally and provide comment quickly while or prior to the formal S75W exhibition period.

Additional consultation was also carried out between Andrew Francis of Henry Hymas and Mr Sasho Srbinovski of Wollongong City Council regarding the provision of On-Site Detention. It was confirmed through this process that additional kerb outlets along Crown Street can be provided, and therefore able to maintain a smaller OSD tank for the Crown Street catchment. The agreed design has been incorporated in this submission.

PART B SITE ANALYSIS

2.1 Site Location and Description

The subject site is known as 360 - 364 Crown Street and 9 -11 Urunga Parade, Wollongong, and is legally identified as:

- Lot 7 in DP 661166 and Lot 1 in DP565056 (360-364 Crown Street);
- Lot 53, Section 1 in DP5507 (9 Urunga Parade); and
- Lot A in DP381246 (11 Urunga Parade).

The southern side of the site has a 75.5m frontage to Crown Street while the northern side is bound by a 45.72m frontage to Urunga Parade. The overall site area is 4986sqm and falls to the north western and south western corners of the site between 5m to 5.6m respectively with a rise at the centre. No change to the site area applicable to the approved scheme is proposed under this modification.

The eastern and western boundaries of the site adjoin residential development being freestanding dwellings. Wollongong Day Surgery is immediately adjoining to the east along with a local heritage item to the west at 366 Crown Street which is currently used for the purpose of a medical consulting practice.

Pedestrian access is available to from the footpaths along either side of Crown Street which is serviced by a designated controlled pedestrian intersection at the junction of Crown Street and New Dapto Road. Crown Street serves as a major transport link within the locality to the City Centre, the existing public hospital and surrounding suburbs. Urunga Parade is a typical suburban residential street catering for relatively low traffic volumes, however it provides as a connection corridor to the existing public hospital.

The site location and existing development is illustrated in **Figure 1**.



Figure 1: Site Location and Existing Development – NSW LPI, 2013

2.2 Ownership

The land is owned by AA Crown Holdings Pty Ltd. Owners consent is annexed in **Appendix 2** which gives authority to lodge the application.

2.3 Site Context

The subject site is located within an established urban area adjacent the intersection of Crown Street, the Princess Highway and New Dapto Road (**Figure 2**). While the locality is characterised by predominately low scale residential development, Wollongong Public Hospital is nodal point within the area and is located adjacent the site of Wollongong Private Hospital approximately 200m to the north east. Historically, the area has been known as “Hospital Hill”.

Crown Street accommodates a range of commercial, medical offices and consulting rooms. Directly adjoining to the east is Wollongong Day Surgery while an existing heritage item is located to the west which is identified as an item of local significance and used for medical consulting purposes. Along Urunga Parade exists predominately single storey residential development with the exception of a residential flat building at 17 Urunga Parade.

Crown Street and the Princess Highway form part of the main thoroughfare of the locality and provide connectivity to the localities within the district. In particular, the Princess Highway serves as regional transport corridor to the north and south of the state which is an iconic transport route within the Illawarra Region.

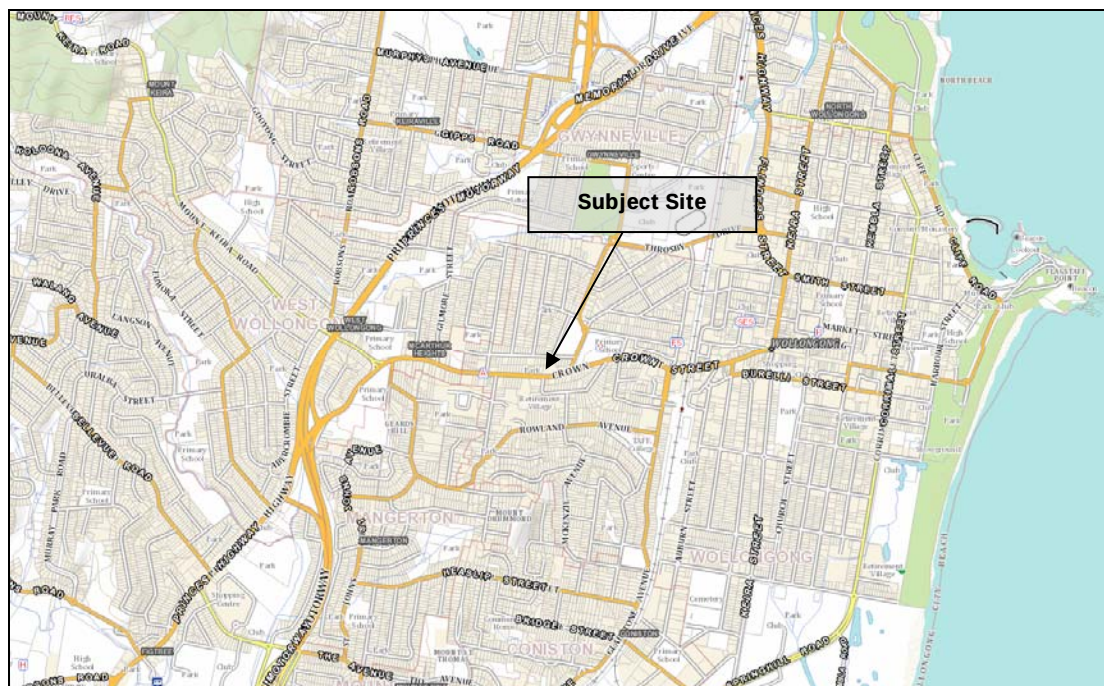


Figure 2: Site Context – NSW LPI, 2013

PART C PROPOSED MODIFICATIONS

3.1 Proposed Development

The subject application seeks to undertake modifications to the private hospital development approved under Project Application MP07_0070. The proposed changes to the approved development include:

- alteration to the facade and building materials while maintaining setbacks of 6m to the side boundaries and 5m to Crown Street and 4m Urunga Parade;
- 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);
- 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 tr-generation, condition D1 and F1 to achieve a 4 star Green Star rating, and condition E11(a) to enable separate vehicle access/exit off Crown Street.

The notable changes to the Project Approval in relation to the hospital layout and function are outlined in Table 2 below:

Table 2– Approved and Proposed Development Comparison

APPROVED	PROPOSED CHANGE
<i>Private Hospital:</i>	
<i>154 medical, surgical and maternity inpatient beds;</i>	149 beds (includes medical, surgical, maternity IPU, special care nursery cots and ICU beds)
<i>Operating Theatre Suite (OTS) with 9 operating rooms, one procedure room, 31 holding/first stage recovery bays, 9 second stage recovery bays; support staff and administration facilities;</i>	OTS with 7 large Operating theatres, 1 small Operating Theatre and 1 Hybrid Catheter Lab, with shell space for 1 additional operating theatre. 8 periop bay, 15 stage 1 recovery bed bays and 15 stage 2 recovery recliners bay
<i>10 bed Intensive Care Unit adjacent to the OTS;</i>	12 bed Intensive Care Unit adjacent to the OTS;
<i>Birthing Rooms with support spaces;</i>	4 Birthing Rooms with support spaces;
<i>Diagnostic, Clinical and Allied Health Tenancies</i>	
<i>Angiography Unit with 3 Catheter Laboratories, 14 holding/first stage recovery bays, 8 second stage recovery bays and support spaces</i>	Provided within the OT suite in level 1 with 1 Hybrid cathlab shares periop, recovery and support space with OT suite.
<i>12 bed Coronary Care Unit (CCU)</i>	Provided as part of the 12 bed ICU unit
<i>Oncology Unit with 18 chemotherapy spaces</i>	Provided On level 5 with 9 bays (1 of which is enclosed)

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<i>Hyperbaric Medicine Unit.</i>	Not provided
<i>University of Wollongong Teaching Centre</i>	On-going discussions have been held between Ramsay Health Care and the University of Wollongong to finalise an agreement for this facility in the future.
Car Parking	
<i>Off street parking for 324 vehicles (including 12 accessible spaces) provided within 3 basement levels</i>	Off street parking for 317 vehicles including 13 accessible spaces, all 3 levels of basement maintained.

The following conditions of approval under Project Approval MP07_0070 are required to be deleted as detailed hereunder:

~~B10 Tri-generation System~~

~~Further consultation with DECCW must be undertaken and information relating to the detailed design of the tri-generation system must be provided to confirm whether the system requires an Environmental Protection Licence under the provisions of the POEO Act, prior to the issues of the Construction Certificate. If the proposal requires an Environmental Protection Licence then it shall be designed, maintained and operated to meet environmental standards for air and noise emissions that are determined in accordance with applicable DECCW policies. (DELETED)~~

~~D1 Ecologically Sustainable Development~~

~~The project shall achieve as a minimum a 4 star Green Star design rating and shall implement all ESD principles and design measures outlined in the EA. (DELETED)~~

~~E11 Crown Street Vehicular Access~~

~~(a) Only one access point to Crown Street from the subject property will be permitted. This shall be via the fourth leg of the proposed signalised intersection at Staff Street west/Crown Street. (DELETED)~~

~~(b) Any other existing access points are to be permanently closed with kerb, gutter and footpath reinstated to match existing.~~

~~F1 Ecologically Sustainable Development~~

~~The project shall achieve as a minimum a 4 Star Green Star Design rating and shall implement all operational and design measures outlined in the EA. (DELETED)~~

3.2 Project Need

The objectives of the proposed development seek to ensure the optimal operational capacity of the hospital once complete and provide state of the treatment facilities for patients. This will allow a higher standard of service that will meet the standards expected and demanded.

The proposed works will:

- comply with current health standards;
- provide an opportunity to further strengthen the role of this part of the Wollongong Local Government Area, as identified in State, regional and local strategic and statutory plans as a regional centre for medical provision;
- strengthen and complement the existing cluster of medical services along this part of the Crown Street, providing opportunities for employment growth;
- generate further employment opportunities and retention of medical expertise in the Wollongong area, seeking to promote the precinct as a centre of excellence;
- reduce costs to community in travel outside of the Wollongong Local Government Area to seek specialist medical treatment; and

- preserve the amenity of the surrounding locality whilst reinforcing the role of the hospital at a local and regional level.

3.3 Project Justification

On 29 October 2012, a meeting was held with NSW DoPI to determine potential opportunity to undertake a modification to Project Approval MP07_0070 under Section 75W of the *Environmental Planning & Assessment Act 1979*. McKenzie Group Consulting Planning confirmed at this meeting that the project cannot proceed under the current design as there are significant costs related to:

- the vase-shaped architectural feature extending from Ground Floor to Level 8 along the south east elevation.;
- implementation of Technical Standard (TS 11);
- strict compliance with green star requirements; and
- implementation of trigeneration and cogeneration infrastructure.

In essence, the basis of the proposed modifications are that a more appropriate, alternative, and cost effective design treatment with greater opportunity for the provision of health services within a building that maintains high architectural merit can be achieved. Other factors contributing to the amendments sought under the subject application include:

- The dated nature of the standards to which the project has been conditioned, some of which are being re-written or have been removed by NSW Department of Health.
- Poor functionality of the approved internal layout and restriction on future flexibility to respond to medical technology advances.
- Opportunities for improved design outcomes such as increased setbacks to Crown Street and removal of vehicle entry from Urunga Street, whilst not increasing the Floor Space Ratio.
- The need to amend floor to ceiling heights to allow for appropriate provision of services, infrastructure and medical equipment (noting that the approved design is well below the Health Facilities Standard requirement of 4.2m)
- The need to achieve an economic incentive to move this project forward is strengthened by the need to avoid inappropriate ad-hoc development of medical services in locations that are less than ideal in terms of zoning and strategic co location of Public Private Infrastructure.
- The significant role that the private hospital will provide in creating a medical precinct in which public and private facilities will support one another and minimise the distance between health services.
- Wollongong is recognized as being at the centre of one of the fastest growing regions in NSW with demand for health services to coincide with housing and employment.
- The realities of the needs of the end users are not reflected in the design (for example, elderly persons and/or the disabled who must negotiate a circular car park entry design is not suitable).

3.4 Supporting Documentation

The existing approval and development plans are attached to this report. Additionally, the following supporting documents and reports are included:

- Traffic and Parking;
- Car Parking Management;
- Heritage Impact;
- Architectural Design;
- Environmentally Sustainable Development;
- Quantity Surveying;
- Acoustics;

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- Aviation; and
- Landscape Design

PART D LEGISLATIVE AND POLICY FRAMEWORK

4.1 Environmental Planning Instruments and Controls

The relevant matters for consideration required are addressed as follows:

4.1.1 State Environmental Planning Policy Infrastructure (2007)

State Environmental Planning Policy (Infrastructure) 2007 applies to the site and the proposal. Division 10 Health Services of SEPP Infrastructure stipulates that “health service facilities” are permissible. The relevant provisions are outlined as follows:

57 Development permitted with consent

- (1) *Development for the purpose of health services facilities may be carried out by any person with consent on land in a prescribed zone.*
- (2) *Development for any of the following purposes may be carried out by or on behalf of a public authority with consent on State land that is in a land use zone identified by another environmental planning instrument as a “special use” zone for a health services facility:*
 - (a) *biotechnology research or development industries,*
 - (b) *business premises or retail facilities to cater for patients, staff or visitors,*
 - (c) *multi dwelling housing.*
- (3) *Consent must not be granted for development of a kind referred to in subclause (2) unless the consent authority is satisfied that the Director-General has certified in a site compatibility certificate that, in the Director-General's opinion, the development is compatible with the surrounding land uses.*
- (4) *Nothing in this clause:*
 - (a) *prevents a consent authority from:*
 - (i) *granting consent for development on a site by reference to site and design features that are more stringent than those identified in a site compatibility certificate for the same site, or*
 - (ii) *refusing to grant consent for development by reference to the consent authority's own assessment of the compatibility of the development with the surrounding land uses, or*
 - (b) *otherwise limits the matters to which a consent authority may have regard in determining a development application for development of a kind referred to in subclause (2)*

A “health service facility” is defined as follows under SEPP Infrastructure:

health services facility *means a facility used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes the following:*

- (a) *day surgeries and medical centres,*
- (b) *community health service facilities,*
- (c) *health consulting rooms,*
- (d) *facilities for the transport of patients, including helipads and ambulance facilities,*
- (e) *hospitals.*

As the approval granted to Project Application MP07_0070 contains a medical centre, day surgery, health consulting rooms and hospital as part of the private hospital, consistency with the above definition is achieved and the proposal therefore qualifies under SEPP Infrastructure. Furthermore, permissibility is confirmed as the zoning of the land is SP1

Special Activities which is an equivalent zone under the SEPP. This is discussed in more detail below (refer Section 4.1.7).

Crown Street which adjoins the site to the south is a classified road and is under the control of NSW Roads and Maritime Services. The provisions of clause 101 apply based on the following:

101 Development with frontage to classified road

- (1) The objectives of this clause are:*
 - (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
 - (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*
- (2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:*
 - (a) where practicable, vehicular access to the land is provided by a road other than the classified road, and*
 - (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:*
 - (i) the design of the vehicular access to the land, or*
 - (ii) the emission of smoke or dust from the development, or*
 - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
 - (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

Principal access to the site is proposed from Crown Street for vehicles and pedestrians with a signalised intersection to be constructed. This component of the Project Approval has been agreed to by the NSW DoPI and NSW RTA (now NSW RMS). An updated Traffic and Parking Report has been provided which confirms there will be no undue impact on the surrounding road networks due to the changes proposed to the access driveways off Urunga Parade and Crown Street (**Appendix 12**).

In addition to the above, the provisions of clause 102 of have been considered which states:

102 Impact of road noise or vibration on non-road development

- (1) This clause applies to development for any of the following purposes that is on land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 40,000 vehicles (based on the traffic volume data published on the website of the RTA) and that the consent authority considers is likely to be adversely affected by road noise or vibration:*
 - (a) a building for residential use,*
 - (b) a place of public worship,*
 - (c) a hospital,*
 - (d) an educational establishment or child care centre.*
- (2) Before determining a development application for development to which this clause applies, the consent authority must take into consideration any guidelines that are issued by the Director-General for the purposes of this clause and published in the Gazette.*
- (3) If the development is for the purposes of a building for residential use, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded:*
 - (a) in any bedroom in the building—35 dB(A) at any time between 10 pm and 7 am,*

- (b) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.*
- (4) *In this clause, **freeway**, **tollway** and **transitway** have the same meanings as they have in the Roads Act 1993.*

Assessment carried out under Project Application MP07_0770 confirmed that the annual average daily traffic volume will not exceed more than 40,000 vehicles.

Clause 104 of SEPP Infrastructure relates to the traffic generation associated with development as follows:

104 Traffic-generating development

- (1) This clause applies to development specified in Column 1 of the Table to Schedule 3 that involves:*
- (a) new premises of the relevant size or capacity, or*
- (b) an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.*
- (2) In this clause, **relevant size or capacity** means:*
- (a) in relation to development on a site that has direct vehicular or pedestrian access to any road—the size or capacity specified opposite that development in Column 2 of the Table to Schedule 3, or*
- (b) in relation to development on a site that has direct vehicular or pedestrian access to a classified road or to a road that connects to a classified road where the access (measured along the alignment of the connecting road) is within 90m of the connection—the size or capacity specified opposite that development in Column 3 of the Table to Schedule 3.*
- (3) Before determining a development application for development to which this clause applies, the consent authority must:*
- (a) give written notice of the application to the RTA within 7 days after the application is made, and*
- (b) take into consideration:*
- (i) any submission that the RTA provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, the RTA advises that it will not be making a submission), and*
- (ii) the accessibility of the site concerned, including:*
- (A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and*
- (B) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and*
- (iii) any potential traffic safety, road congestion or parking implications of the development.*
- (4) The consent authority must give the RTA a copy of the determination of the application within 7 days after the determination is made.*

As the Project Application entailed a hospital with more than 100 beds, clause 104 was a statutory consideration. No increase is proposed to the number of hospital beds under this application, nevertheless, an updated traffic and parking report has been prepared by Colston Bud Hunt Kafes and is attached in **Appendix 12**.

In summary, the report concludes:

- (i) the proposed development will strengthen demand for existing public transport services;*
- (ii) the proposed development is consistent with the state government policy of co-locating complementary developments;*

- (iii) the proposed parking provision is considered appropriate;*
- (iv) access arrangements and parking layout, are appropriate; and*
- (v) the traffic effects of the S75W modification would be similar to the approved development; and*
- (vi) the surrounding road network can cater for the traffic generated by the proposed development.*

4.1.2 State Environmental Planning Policy No.33 – Hazardous and Offensive Development

The oxygen tanks (containing Class 2 substances) proposed adjacent the eastern side boundary have been considered having regard to Table 3 under the document published by the Department of Urban Affairs and Planning titled *Applying SEPP 33*. As no threshold limits are set in the table of General Screening Quantities for Class 2, Division 2.2 Dangerous Goods, the SEPP does not apply to the bulk oxygen supply installation. A Medical Gas Systems Report is annexed at **Appendix 19** and a Design Assessment is annexed at **Appendix 20** which confirms the proposal is acceptable and no further consideration is required in respect of SEPP 33.

4.1.3 State Environmental Planning Policy No.55 – Remediation of Land

Under the assessment carried out in relation to the Project Application (MP07_0070), it was concluded that the subject site is suitable for the proposed hospital. Based on the scope of modifications proposed, there are no additional matters in terms of contamination to consider and a revised contamination report is not warranted.

4.1.4 State Environmental Planning Policy No.64 – Advertising & Signage

State Environmental Planning Policy No. 64 (SEPP 64) applies to all signage:

- (a) that, under another environmental planning instrument that applies to the signage, can be displayed with or without development consent, and*
- (b) is visible from any public place or public reserve.*

The proposal seeks the approval for provision of Business Identification Signage as indicated on the architectural plans (**Appendix 5**).

Signage is also permissible with consent on the site.

Pursuant to Clause 8 of SEPP 64, a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) that the signage is consistent with the aims/objectives of the Policy, and*
- (b) that the signage satisfies the assessment criteria specified in Schedule 1 of the SEPP.*

These matters are addressed below.

Aims and Objectives of SEPP 64

SEPP 64 aims:

- (a) to ensure that signage (including advertising):*
 - (i) is compatible with the desired amenity and visual character of an area, and*
 - (ii) provides effective communication in suitable locations, and*
 - (iii) is of high quality design and finish, and*

- (b) *to regulate signage (but not content) under Part 4 of the Act, and*
- (c) *to provide time-limited consents for the display of certain advertisements, and*
- (d) *to regulate the display of advertisements in transport corridors, and*
- (e) *to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*

The parameters established for the signage ensures that all elements will be located within the confines of the site.

The signage will be appropriate in providing identification of the hospital, add to the ability to navigate the precinct and contribute to the character of the "hospital precinct". The signage will not have any significant impact on any transport corridor, defined under the SEPP as:

- (a) *land comprising a railway corridor,*
- (b) *land comprising a road corridor,*
- (c) *land zoned industrial under an environmental planning instrument and owned, occupied or managed by the RTA or RailCorp.*

For the purpose of this definition, road corridor is further defined as:

- (a) *land comprising a classified road or a road known as the Sydney Harbour Tunnel, the Eastern Distributor, the M2 Motorway, the M4 Motorway, the M5 Motorway, the M7 Motorway, the Cross City Tunnel or the Lane Cove Tunnel, and associated road use land that is adjacent to such a road,*
- (b) *land zoned for road purposes under an environmental planning instrument,*
- (c) *land identified as a road corridor in an approval of a project by the Minister for Planning under Part 3A of the Act.*

Signage that is erected in accordance with the established design parameters is considered to be compatible with the stated aims as it provides only for business identification purposes and will not be out of context for the locality or intended purpose.

Assessment Criteria

Part 2 of SEPP 64 provides that a consent authority must consider the matters in Schedule 1 of the SEPP prior to granting consent to development involving signage. The assessment criteria under Schedule 1 of the SEPP are addressed in **Table 3**.

Table 3 – SEPP 64 Assessment Criteria

Criteria	Proposal Compliance
1 Character of the area	
<i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i>	Yes, the proposal will be undertaken within a precinct in which medical services are prevalent and has begun to experience development involving facilities with Business Identification Signage.
<i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>	Yes, as above.
2 Special areas	
<i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i>	No, despite being located adjacent a local heritage item, the signage will not detract from the character afforded. All signage will be suitably proportioned to the building and be of high architectural merit to ensure the residential amenity of the surrounding land is not compromised.
3 Views and vistas	
<i>Does the proposal obscure or compromise important views?</i>	No, the building on which the signage will be positioned is not located in any important views.

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<i>Does the proposal dominate the skyline and reduce the quality of vistas?</i>	No, the development will be of a size and design suitable for the intended use and context. Furthermore, the signage will not be dominant on the skyline given the position of the signage located on the façade on the building, below the roof level.
<i>Does the proposal respect the viewing rights of other advertisers?</i>	Yes, the development will not obstruct viewing towards any other signage.
4 Streetscape, setting or landscape	
<i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i>	Yes, the signage is appropriate for the setting provided on the site and the location of the site within the "Hospital Precinct".
<i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>	Yes, the signage is to be used to provide an identity to a building without becoming visually dominant.
<i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>	Yes, the number of signs has been limited.
<i>Does the proposal screen unsightliness?</i>	No, the signage will not be used as a visual screen or filter.
<i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i>	No, the signage will not be dominant on the skyline. It will be located below the roof level.
<i>Does the proposal require ongoing vegetation management?</i>	No.
5 Site and building	
<i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i>	Yes, the signage will be of suitable scale and design for its intended purpose as Identification Signage. The signage will only occupy a minor proportion of the building façade.
<i>Does the proposal respect important features of the site or building, or both?</i>	Yes, the signage will not be the dominant visual feature of the building and will remain below the roof line.
<i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i>	Yes, signage will be logically positioned to identify the operator of the hospital "Ramsay Heath Care" and develop the site profile. The sign also contributes to the character of the hospital precinct.
6 Associated devices and logos with advertisements and advertising structures	
<i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i>	Appropriate lighting will be provided to illuminate the signage. Signage will be backlit on a 24hour basis to ensure the building is easily identifiable.
7 Illumination	
<i>Would illumination result in unacceptable glare?</i>	Signage will be designed to avoid unacceptable glare.
<i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i>	No impact on the safety of pedestrians, vehicles or aircraft is to result from the intended lighting.
<i>Would illumination detract from the amenity of any residence or other form of accommodation?</i>	The site is suitably removed from sensitive receptors.
<i>Is the illumination subject to a curfew?</i>	No curfew will apply to the proposed sign lighting.
<i>Can the intensity of the illumination be adjusted, if necessary?</i>	Intensity of illumination would be adjusted through replacement of bulb wattage.
8 Safety	
<i>Would the proposal reduce the safety for any public road?</i>	The signage will not be positioned to cause any hazard for any road.
<i>Would the proposal reduce the safety for pedestrians or bicyclists?</i>	The sign is not considered to reduce safety for pedestrians or bicyclists.
<i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i>	The sign will not cause disruption of any sightlines from public areas.

Advertisements

Part 3 of SEPP 64 outlines a number of additional matters to be considered for certain signs. This Part does not apply to Business Identification Signage and is not applicable to the proposal.

Based on the above, where the proposed signage is undertaken in accordance with the specified parameters, the development will be consistent with the provisions of SEPP 64.

4.1.5 NSW 2021 – A Plan to Make NSW Number 1

NSW 2021 provides a framework to: rebuild the economy; return quality services; renovate infrastructure; strengthen local communities and the environment; and restore accountability to government. Goal 12 of this plan is to provide world class clinical services with timely access and effective infrastructure.

The fundamental objectives of the Illawarra and South Coast Regional Action Plan under NSW 2021 in terms of health are:

- *Improve delivery of services such as health care, aged care and mental health services*
- *Support vulnerable families and individuals including the region's homeless and growing elderly population*
- *Strengthen the capacity of communities and community organisations*

The Project Approval as modified contributes to the attainment of these goals and objectives through the provision of modern health services and facilities.

4.1.6 Illawarra Regional Strategy

The site lies within the area of the Illawarra Regional Strategy (see **Figure 3**), key objectives relevant to the proposed development are:

- *30,000 new jobs over the next 25 years.*
- *10,000 new jobs in Wollongong city centre and 8,400 new jobs in the Kembla Grange and West Dapto employment lands over the next 25 years.*
- *Revitalisation of Wollongong City Centre.*

The provision of health services will be maintained under the subject application.

4.1.7 Wollongong Local Environmental Plan 2009

The provisions of *Wollongong Local Environmental Plan 2009* (WLEP 2009) apply to the subject site and the proposed development as discussed below.

Zoning and Permissibility

The site is “SP1 Special Activities – Wollongong Hospital Precinct” under WLEP 2009. The objectives of the zone are:

- a) *To provide for special land uses that are not provided for in other zones.*
- b) *To provide for sites with special natural characteristics that are not provided for in other zones.*
- c) *To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.*

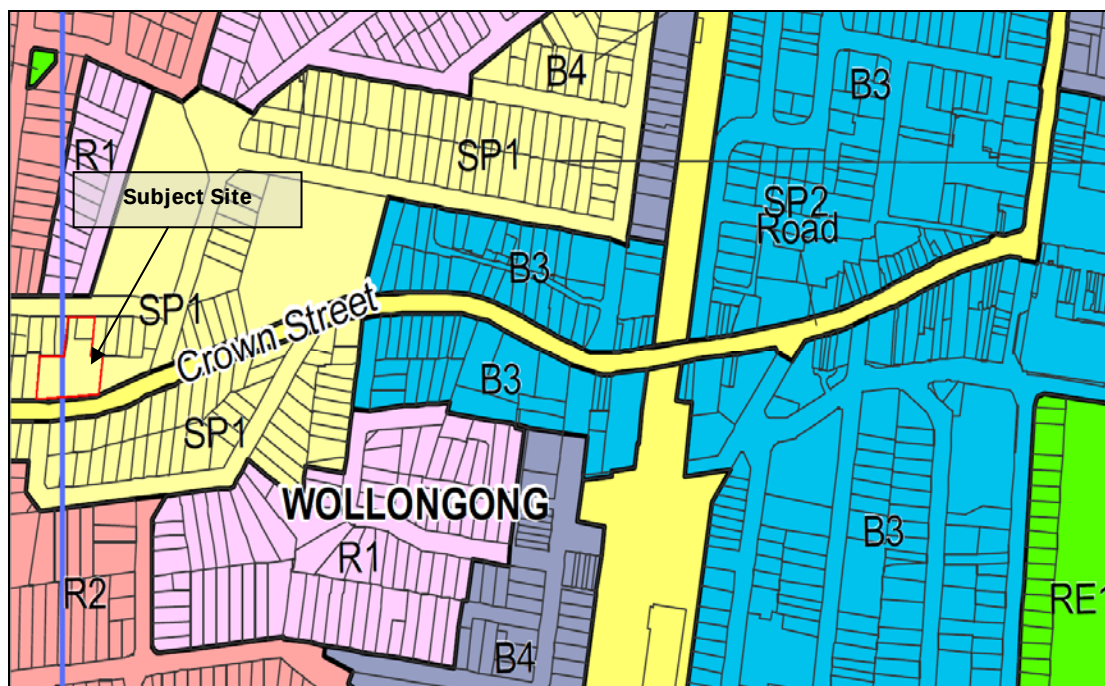


Figure 3: Zoning Map – WLEP 2009 (Wollongong City Council, 2009)

The proposal entails modifications to an approved hospital. Under Division 10 of *State Environmental Planning Policy (Infrastructure) 2007*, hospitals are permissible in the SP1 Zone subject to development consent.

The proposal is considered to be consistent with the objectives of the zone in that it will provide a land use that is not provided in other zones, retaining the special characteristics of the site whilst minimising adverse impacts on surrounding land.

Height of Buildings

Clause 4.3 of WLEP 2009 sets out the objectives for building heights in the LGA and specific height limits.

4.3 Height of buildings

- (1) The objectives of this clause are as follows: (a) to establish the maximum height limit in which buildings can be designed and floor space can be achieved,*
- (b) to permit building heights that encourage high quality urban form,*
- (c) to ensure buildings and public areas continue to have views of the sky and receive exposure to sunlight.*
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

The Height of Buildings Map under WLEP 2009 includes the subject site as shown below in **Figure 4**.

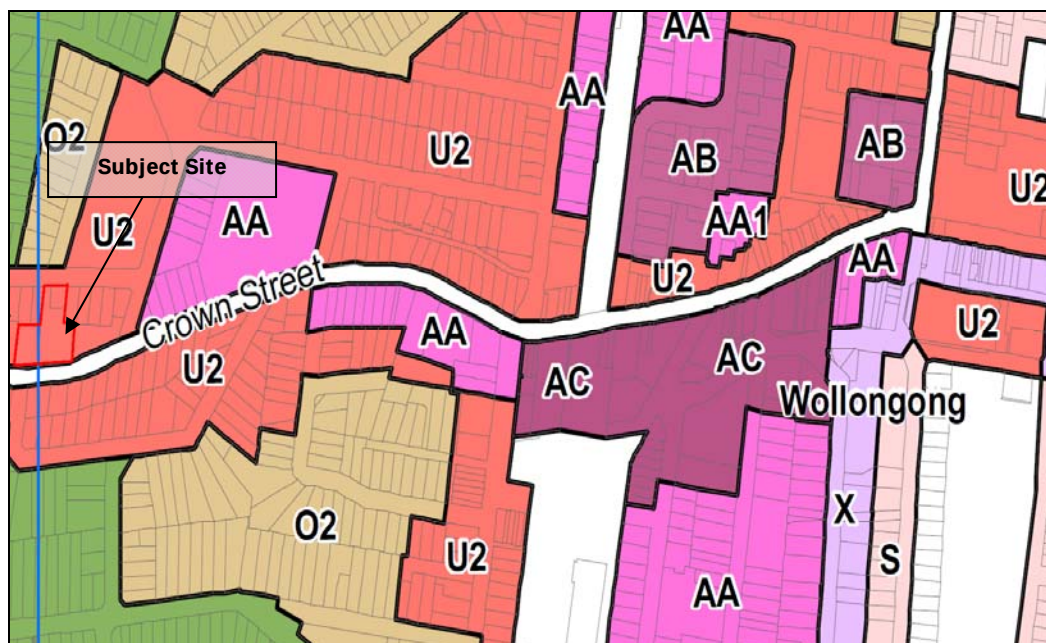


Figure 4: Height of Buildings Map – WLEP 2009 (Wollongong City Council, 2009)

The Height of Buildings map which relates to the site specifies a height limit of 32m. Under the subject application, the proposed height is 33.775m (RL79.1 – measured at the ridge of the floating roof of the plant room).

Based on the revised design, the proposal will breach the 32m height limit by 1.775m, however this is considered acceptable as there will be no adverse resultant impacts in terms of solar access, privacy or visual impact.

Justification for breach of this height limit is provided on the following basis:

- Height required to meet technologies now required under health facilities standards.
- The non-compliance is considered minor in that that is concentrated into the centre of the building.
- The non-compliance pertains to a minor portion of the building;
- There will be no exacerbation of any impacts on adjoining properties.
- The minor increase in height non-compliance offset by the reduction in FSR as the GFA is decreased by 310sqm.

Floor Space Ratio

The provisions of clause 4.4 of WLEP 2009 relate to the objectives of the Floor Space Ratio controls that apply to land within the LGA. Specifically, the clause provides:

4.4 Floor space ratio

(1) The objectives of this clause are as follows:

- (a) to provide an appropriate correlation between the size of a site and the extent of any development on that site,*
- (b) to establish the maximum development density and intensity of land use, taking into account the availability of infrastructure to service that site and the vehicle and pedestrian traffic the development will generate,*
- (c) to ensure buildings are compatible with the bulk and scale of the locality.*

The FSR Map under WLEP 2009 includes the subject site as shown in **Figure 5** below.

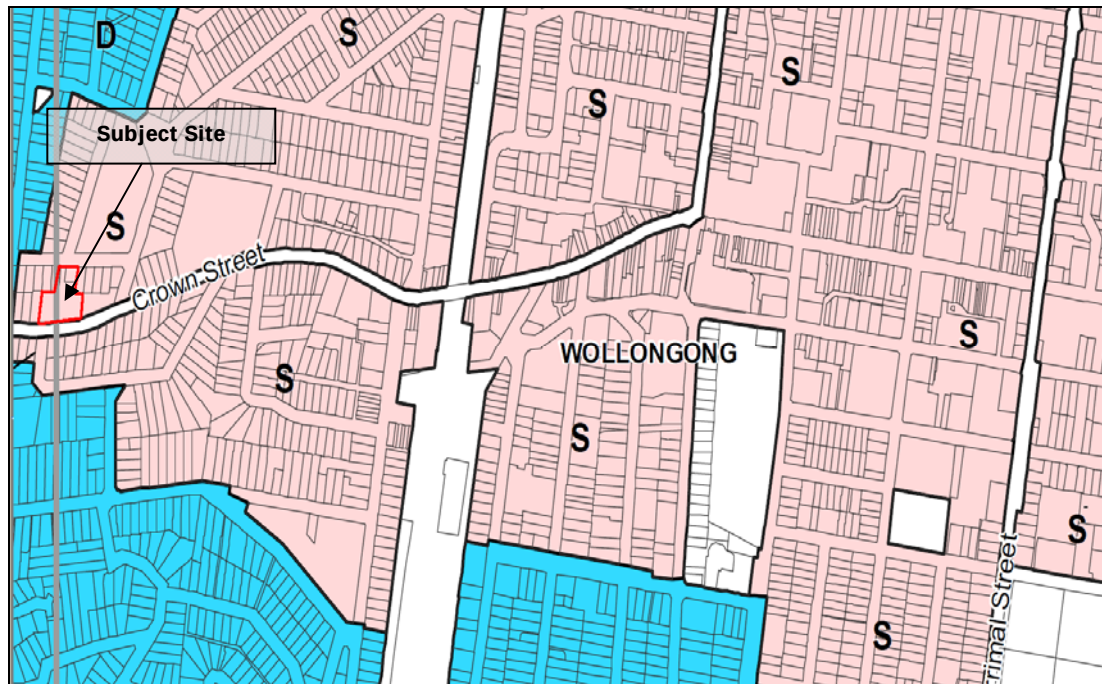


Figure 5: Floor Space Ratio Map – WLEP 2009 (Wollongong City Council, 2009)

As the site is located in the Wollongong City Centre, the provisions of clause 4.4A of WLEP apply which states:

4.4A Floor space ratio—Wollongong city centre

- (1) This clause applies to land within the Wollongong city centre.
- (2) Despite clause 4.4, the maximum floor space ratio for a building on land within a zone specified in Column 1 of the Table to this subclause, on land with a site area and street frontage specified opposite that zone in Column 2 of the Table, is:
 - (a) the amount specified opposite that zone in Column 3 of the Table, if the building is used only for residential purposes, or
 - (b) the amount specified opposite that zone in Column 4 of the Table, if the building is used only for purposes other than residential purposes.
- ...
- (5) For a building on land within Zone SP1 Special Activities that is to be used for the purposes of hospitals, medical centres or other like uses or a combination of such uses, the maximum floor space ratio is 3:1

The FSR approved under Project Approval MP07_0070 was 3.69:1 representing a GFA of 18,390sqm. Under the revised proposal, the GFA is 18,080sqm which equates to a FSR of 3.63:1. This reduction can be attributed to the revised design of the approved hospital and commercial areas.

While the resultant FSR exceeds the 3.1 threshold established under clause 4.4A of WLEP 2009, the modifications do not seek to exacerbate the existing non-compliance with the numerical standard.

On this basis, the proposed development is considered to be a more acceptable built outcome on the site for the reasons discussed below:

- There will be no further reduction of solar access to surrounding properties.
- The bulk and scale will be reduced by virtue of the amended facade and building envelope.
- The revised design will enable current health standards to be complied with.

- The internal functionality of the building will be improved.
- Building setbacks to 4m Urunga Parade and 5m to Crown Street while side setbacks will be 6m to provide sufficient separation to surrounding properties.

A visual representation of the proposal which demonstrates the compatibility of the built form within the locality is annexed in **Appendix 9**. These perspectives provide an indicative scale and form within strategic view points of the hospital precinct.

Preservation of Trees and Vegetation

No additional vegetation is proposed to be removed under this application. The existing landscaping scheme approved under the Project Approval is to remain substantially the same which provides for suitable planting throughout the site.

Heritage Conservation

The adjoining property being 366 Crown Street Wollongong is listed as a local heritage item pursuant to *Wollongong Local Environmental Plan 2009*. Works proposed under the subject application involve a minor increase in height and change in the form of the building. A Statement of Heritage Impact has been prepared by NBRIS Partners and is annexed in **Appendix 14**.

Bushfire Hazard Reduction

The site is not bushfire prone land.

Public Utility Infrastructure

The proposed development will not alter the demand for public utility infrastructure from that considered under Project Application MP07_0070.

Flood Planning

The site is not identified as flood prone land.

Acid Sulfate Soils

The site is not identified as containing acid sulfate soils.

Earthworks

Earthworks associated with the proposed development are associated with the basement car parking and are deemed to be satisfactory having regard to the provisions of the clause. No further investigation is required in relation to geotechnical stability under this application.

Objectives for Development in Wollongong City Centre

As stated in the Project Application, the proposed private hospital will strengthen the region and hospital and medical facilities available along with the identity of the hospital precinct. Overall, the facility will be complementary to the existing hospital, providing jobs in the fields of consulting and specialist practice.

The modifications sought under this application will reinforce the matters discussed above as the operational capacity and function of the hospital will continue to serve the local population and beyond.

4.2 Draft Environmental Planning Instruments

No draft environmental planning instruments currently apply to the proposal.

4.3 Development Control Plans

Wollongong Development Control Plan 2009 (WDCP 2009) applies to the site and the proposed development. The controls applicable are addressed in **Appendix 13**. This assessment demonstrates that the proposal is consistent with the objectives of the DCP and the desired future character of the LGA.

The following Chapters of WDCP 2009 have been addressed in detail:

- Chapter D13 – Wollongong City Centre Precinct
- Chapter E11 – Heritage Conservation
- Chapter E12 – Geotechnical Assessment of Slope Stability
- Chapter E14 – Stormwater Management
- Chapter E19 – Earthworks
- Chapter E20 – Contaminated Land Management
- Chapter E21 – Demolition and Asbestos Management

4.4 Wollongong Section 94A Contributions Plan 2012

Wollongong Section 94A Contributions Plan 2012 applies to the site and the development in accordance with Section 94 of the *Environmental Planning & Assessment Act 1979*. It is noted that contributions were levied under Project Approval 07_0070 pursuant to Wollongong Section 94A Contributions Plan 2009, however this plan has subsequently been superseded. Condition B3 of the Project Approval stipulated the following in respect of payment of contributions:

B3 Developer Contributions

A total monetary contribution of \$1,144,285.46 must be paid to Council, pursuant to section 94A and section 94B(2) of the Environmental Planning and Assessment Act 1979. The levy must be paid in cash or bank cheque prior to the issue of a construction certificate for the development. The development is subject to an index to reflect quarterly variations in the Consumer Price Index (CPI) from the date of determination to the date of payment. CPI quarterly figures are released by the ABS on the date after the indexation quarter. Any party intending to act on this approval should contact Wollongong City Council to determine the indexed contribution amount prior to the date of payment.

Based on the Quantity Surveyors Assessment which is annexed in **Appendix 4**, the Capital Investment Value associated with this 75W Application is **\$88,022,096.00 Million**. Accordingly, Developer Contributions shall be levied in accordance with the revised value.

PART E ENVIRONMENTAL ASSESSMENT

5.1 Urban Form & Design

The proposed development is to be situated in an established suburban area, within an existing Public Hospital adjacent 200m to the north east. Suitable landscaping and screening shall be provided along with architectural treatments to preserve the residential interface.

The proposal has been specifically designed to relate to the constraints of the site, with particular emphasis on integrating the development while minimising impacts on the adjoining residential properties. Despite the resultant height of the building being 1.775m higher than the 32m limit under the revised proposal, a suitable offset is achieved as the FSR is reduced to 3.63:1 which represents a reduction of 310sqm to the GFA.

While protecting the amenity of residents living adjacent, it is important to reasonably allow the ongoing operation of this Hospital facility. The Hospital use is amenable to adjoining residential uses.

The overall bulk and scale of the development has been reduced in many aspects of the proposed floor plates, thus maintaining acceptable levels of solar access to neighbouring properties. Amenity afforded in terms of views and aesthetics will be maintained to an acceptable standard under the proposed scheme as the design is simplified with appropriate and proportioned scale to the streetscape and surrounding properties.

Access to the site will be improved by virtue of the changes to Urunga Parade and Crown Street, whilst ensuring suitable provision of car parking within the basement. No increased parking or traffic demand will be generated by the proposed modifications. A total of 317 car parking spaces are provided on site which is sufficient to cater for the development and is adequately justified in the supporting Traffic Report. Sufficient pedestrian access has also been provided which remains substantially unchanged from the Project Approval. Public transport is conveniently located within close proximity, with local bus services on Crown Street.

The principles of Crime Prevention Through Environmental Design (CPTED) have been addressed during previous planning and development of the site for Wollongong Private Hospital under Project Application MP07_0070. The proposed modifications under this application will not have an adverse impact on the CPTED principles.

Having regard to the above considerations, the proposed modifications to Project Approval MP07_0070 are warranted as they retain an acceptable level of amenity to surrounding residential properties while reinforcing the character of the precinct for health care purposes.

5.2 Amenity Impacts

The built form comprises materials and colour schemes conducive to the character of the use as a hospital and the surrounding land uses. Architectural treatments proposed on the façade reinforce the land use and contribute to the identity of the site as a nodal point within the precinct.

The proposal is compatible with public hospital in terms of massing and scale. It creates a high quality addition to the emerging Medical Precinct. It is simple, dignified and respectful to its neighbours without trying to emulate them. The revised design will enhance the streetscape by various elements of human scale, by addressing the corners, and careful detailing at close quarters whilst creating a well-articulated silhouette from a distance.

In term privacy and overshadowing to surrounding properties, the amended scheme provides a sufficient level of amenity. This is evident through the shadow analysis prepared which

demonstrates there will be no net increase in the reduction of solar access. Similarly, privacy will be maintained as approved under the Major Project Approval and in some instances improved by virtue of the reduction in building footprint.

5.3 Heritage

Preservation of the heritage item located 366 Crown Street is achieved under this application by virtue of the relationship of the proposed built form and landscaping treatment. Adequate separation is maintained between the proposed and as built structure, which allows for the identity of the item to be maintained and its heritage quality within the streetscape to remain. Various planting schemes also provide a visual buffer that retains the character afforded and enhances the appearance within the streetscape.

5.4 Transport and Accessibility

Modifications sought under this application in relation to transport and accessibility pertain to the Vehicle access from Crown Street, deletion of the vehicle access off Urunga Parade, reconfiguration of the basement areas and reduction in the provision of car parking to 317 spaces on-site. This scheme provides for improved functionality and achieves compliance with all relevant standards which is supported and justified in the accompanying Traffic Report.

5.5 Geotechnical and Contamination

Based on the scope of works, consideration of geotechnical constraints and contamination are not warranted under this application.

5.6 Drainage, Stormwater and Groundwater Management

Drainage management and stormwater issues associated with the revised proposal have been adequately addressed with revised plans and supporting documentation included. As discussed in Part A, provision of an on-site detention system is now necessary due to the increase in impervious area. The particulars of this design have been discussed with Wollongong City Council which form part of the application.

5.7 Construction Impacts

The construction impacts associated with construction of the Hospital will be minimised by managing works which ensures with minimal disruption on the surrounding environment. A Construction Management Plan will be prepared prior to issue of a Construction Certificate and include the following:

- Noise and vibration;
- Soil and erosion control;
- Air quality and air pollution;
- Waste management;
- Traffic management; and
- Car parking for construction workers.

5.8 Operational Impacts

Operational impacts related to the hospital are not proposed to be intensified under the subject application. Waste Management will be carried out in accordance with relevant legislation to achieve compliance with current standards.

Noise generated from the plant and equipment is considered to be acceptable with respect to surrounding properties and complies with relevant standards.

5.9 Ecologically Sustainable Development Measures

All matters related to ESD have been accounted for under the revised scheme. The supporting ESD report confirms that the building design addresses:

- Thermal Massing and Building Fabric;
- Water Sensitive Urban Design;
- Energy Efficiency; and
- Recycling and Waste Disposal.

5.10 Utilities and Services

All essential services and utilities are available to the site and are capable of accommodating the development.

Provision of stormwater management is achieved through an on-site detention system which will disperse of stormwater on the site. This design has been undertaken by a suitably qualified Civil Engineer and meets the specifications and requirements of Wollongong City Council.

5.11 Consultation

Consultation has been carried out with the NSW Department of Planning & Infrastructure and Wollongong City Council. All comments provided by these authorities have been incorporated to the extent as demonstrated within Part A of this Report, the proposed architectural plans and annexed reports.

5.12 Other Matters

A Quantity Surveyors report has been submitted with the application which confirms the cost of the development is **\$88,022,096.00 Million**.

Owners consent has also been provided by the owner of the land AA Crown Holdings Pty Ltd which gives authority to lodge this application.

PART F STATEMENT OF COMMITMENTS

The Statement of Commitments which formed part of Project Approval MP07_0070 is to remain unchanged except as amended as follows.

Part A – Administrative Conditions

A1. Development Description

Project Approval is granted for the construction and operation of an 8 storey private hospital with 3 storeys of basement car parking and associated infrastructure.

A2. Development in accordance with Plans and Documents

The Proponent shall carry out the project generally in accordance with the following plans, documentation and recommendations made therein:

Report/Drawings/Documentation Prepared by:

- ~~• Environmental Assessment Report TPG NSW~~
- **75W Report McKenzie Group Consulting Planning**
- ~~• Architectural Drawings Murphy's Architects~~
- **Architectural Drawings HPI**
- ~~• Architectural Statement Murphy's Architects~~
- **Architectural Design Statement HPI**
- Landscape Drawings Context Landscape Architects
- Utilities Report TPG NSW
- Civil Drawings Henry and Hymas Consulting Engineers
- Contamination Report Geo-Logix
- ~~• ESD Report SEMF~~
- **ESD Report GPA**
- Acoustic Report Acoustic Logic
- Heritage Impact Statement NBRS&P
- Geotechnical Report Geo-Environmental Engineering
- Crime Prevention Through Environmental Design Report TPG NSW
- Traffic and Parking Assessment Report Colston Budd Hunt and Kafes
- Survey Information Higgins Surveyors
- Waste Management Plan TPG NSW
- ~~• Preferred Project Report and Appendices TPG NSW~~

A3. Inconsistency between Plans and Documents

If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this approval shall prevail to the extent of any inconsistency.

A4. Lapsing of Approval

This approval shall lapse if the Proponent does not physically commence the building works associated with the project within 5 years of the date of this approval.

A5. Compliance with Relevant Legislation and Australian Standards

The Proponent shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the BCA and comply with relevant Australian Standards.

Notes

- *Under Part 4a of the EP&A Act, the Proponent is required to obtain construction and occupation certificates for the proposed building works.*

- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.*

A6. Obligation to Minimise Harm to the environment

The Proponent shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the remediation, construction or operation of the project.

A7. Compliance with any reasonable requirements of the Director- General

The Proponent shall comply with any reasonable requirement/s of the Director-General arising from the Departments Assessment of:

- a) any strategies, plans, programs, reviews, audits or correspondence that are submitted in accordance with this approval; and
- b) the implementation of any actions or measures contained in these documents.

A8. Protection of Public Infrastructure

The Proponent shall:

- a) repair, or pay the full cost associated with repairing, any public infrastructure that is damaged by the development; and
- b) relocate, or pay full costs associated with relocating, any public infrastructure that needs relocating as a result of the development.

A9. Operation of Plant and Equipment

The Proponent shall ensure that all plant and equipment used on site is:

- a) maintained in a proper and efficient condition; and
- b) operated in a proper and efficient manner.

A10. Incident Reporting

Within 24 hours detecting an exceedance of the limits/performance criteria in this approval or a incidence causing (or threatening to cause) material harm to the environment, the Proponent shall notify the Director-General, and any other relevant agencies. Within 7 days of the date of the exceedance /incidence the Proponent must provide a report on the exceedance /incidence to the Department, and any other relevant agency. This report must:

- a) describe the date, time, and nature of the exceedance/incident;
- b) identify the cause (or likely cause) of the exceedance /incident;
- c) describe what action has been taken to date; and
- d) describe the proposed measures to address the exceedance/incident.

Part B- Prior to issue of Construction Certificate

B1. Construction Management Strategy

The Proponent shall prepare and implement a Construction Management Strategy for the project to the satisfaction of the Director-General. This strategy must:

- a) be approved by the Director-general prior to the issue of any construction certificate;
- b) describe in general how the environmental performance of the project would be monitored and managed;
- c) describe the procedures that would implemented to:
 - i. keep the local community and relevant agencies informed about the construction and the environmental performance of the project;
 - ii. receive, handle, respond to, and record complaints;
 - iii. resolve any disputes that may arise during the course of the project;
 - iv. respond to any non-compliance;
 - v. manage cumulative impacts;
 - vi. respond to emergencies;
 - vii. outline methods and construction equipment to minimise vibrations.
- d) Include a Construction Traffic Management Plan. This plan must:
 - i. be prepared in consultation with Council;

- ii. describe the measures to be implemented to minimise and manage construction parking and traffic impacts;
- iii. identify the contingency measures that would be implemented should these measures prove insufficient; and
- iv. include a Local Development Management Plan, describing how the development would be managed to minimise impacts on the remainder of the locality.

B2. Dilapidation Report

The Proponent shall prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths, etc) and dilapidation surveys of all adjoining properties to the satisfaction of Council, prior to the issue of any Construction Certificate.

B3. Hazard Management Plan

The Proponent shall prepare and implement a Hazard and risk Management Plan for the project, to the satisfaction of the Director-General. The Plan must;

- a) be approved by the Director-General prior to the issue of any Construction Certificate;
- b) identify and assess the potential risks and hazards associated with liquid oxygen tanks, given their proximity to the 123kV overhead electricity transmission lines and gas easement;
- c) outline the measures that would be implemented to manage the risk; and
- d) demonstrate the adequacy of these measures, and that any hazards and risks associated with the liquid oxygen tanks would be managed.

B4. Stormwater Management Strategy

The Proponent shall prepare and implement a detailed Stormwater Management System to the satisfaction of council. The system must;

- a) be approved by Council, prior to the issue of any Construction Certificate;
- b) be prepared in accordance with the requirements of the DECCW's *Managing Urban Stormwater: Council Handbook*;
- c) be designed to treat and control the 1%AEP event;
- (d) include:
 - i. a detailed stormwater management Master Plan;
 - ii. details of the stormwater detention and drainage design, in accordance with *Council's Drainage Design Code(1994) and On-site Stormwater Detention Code (2006)*
 - iii. detailed Civil Design Plans;
 - iv. scour and erosion protection;
 - v. rainwater harvesting and reuse;
- e) ensure any stormwater outlets into a riparian zone or natural watercourse and their spillways are of soft engineering design, consistent with the DECCW's guideline *Watercourse and Riparian Area Planning ,Assessment and Works Design Guideline (published by the former Department of Water and Energy)*
- f) provide for verification of the drainage works executed ;and provide for monitoring and maintenance to ensure the ongoing integrity of the system for the life of the project.

B5. Water and Energy Efficiency Program

The Proponent shall prepare and implement a Water and Energy Efficiency Program for the project, to the satisfaction of the Director-General. The program must:

- a) be approved by the Director-General prior to the issue of any Construction Certificate;
- b) ~~compare the proposed energy and water use ratio of the project to other existing hospital facilities and set benchmarks for best practice; (DELETED)~~
provide an effective energy and water use design to achieve levels better than the minimum requirements of BCA section;
- c) ~~investigate energy and water efficiency measures available ,including the installation of solar panels and cogeneration;-(DELETED)~~
- d) describe the measures that would be implemented onsite, quantify the savings made and demonstrating the use of best available technology;

- e) ~~demonstrate the building will achieve a minimum 5 star rating under the Green Building Council of Australia – Healthcare rating tool; and (DELETED)~~
- f) include a program to monitor and report on the effectiveness of the measures implemented and a protocol for periodic review of the plan to ensure the project would continue to operate at best practice overtime

B6. Detailed Noise Report

Detailed assessment of all mechanical plant ~~should~~ **will** be conducted ~~at CC stage~~ to determine acoustic treatments (if any) required to ensure plant noise does not exceed acoustic criteria.

B7. Noise Treatment

In order for noise from the loading dock to comply with noise emission requirements, a 2.1 metre high fence of Colorbond or masonry construction must be erected along the portion of the eastern boundary of the site that is adjacent to loading dock. Details of which are to be shown on the drawings prior to the issue of Construction Certificate.

B8. Detailed Waste Management Plan

A detailed waste management plan is to be prepared to deal with biomedical, infectious wastes, toxic wastes and storage of chemicals and hazardous materials prior to the issue of a Construction Certificate.

B9. Lighting

Lighting details are to comply with the Australian Standard and ensure light spill is minimised with the use of appropriate design devices. ~~details of which are to be shown on the drawings which form part of the Construction Certificate. (DELETED)~~

B10. ESD

~~The commitments to ESD outlined in the SEMF report are to be shown on the drawings, where necessary included in the specifications and form part of the documentation which form part of the Construction Certificate. (DELETED)~~

Part C - During Construction

C1. Construction Hours

The Proponent shall comply with the construction and operation hours in Table 1.

Table 1 - Construction Hours

Activity	Day	Time
Construction	Monday – Friday	7am to 5pm
	Saturday	7am to 1pm 3pm
	Sundays and Public Holidays	Nil

Notes:

- Construction activities may be conducted outside the hours in Table 1 provided that the activities are not audible at any residence beyond the boundary of the site; and
- Emergency work to avoid the loss of life, property and/or prevent environmental harm may be undertaken outside the hours on Table 1.

C2. Air Quality Management

During construction, the Proponent shall ensure that:

- all reasonable and feasible measures to minimise dust generated by the project, are implemented ;
- all trucks entering or leaving the site, that could generate dust, have their loads covered;
- trucks associated with the project do not track dirt onto the public road network; and
- public roads used by these trucks, in the vicinity of the site, are kept clean.

C3. Erosion and sediment Controls

During construction, the Proponent shall implement appropriate erosion and sediment controls on site, in accordance with the relevant requirements in Landcom's (2004) *Managing Urban Stormwater: Soils and Construction manual*.

C4. Fill

Any material brought to the site must be Virgin Excavated Natural Material or material subjected to a Resource Recovery Exemption that is permitted to be used as a fill material, in accordance with the provisions of the *Protection of the Environment (Waste) Regulations 2005*.

C5. Service Providers/Additional Approvals

Prior to the construction of any utility works, the Proponent shall obtain all relevant approvals from service providers, including Sydney Water.

C6. Lighting

The Proponent shall ensure that lighting associated with the project;

- a) complies with the latest version of Australian standard AS4282(INT)- Control of Obtrusive Effects of Outdoor Lighting; and
- b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties, conservation areas or public road network.

C7. Sight Lines

Any proposed landscaping, fencing or signage is not to impede the desired sight lines of all road users including pedestrians and cyclists

C8. Waste Minimisation, Classification and Management

During the construction of the project the Proponent must;

- a) implement all reasonable and feasible measures to minimise waste generated by the project; and
- b) ensure all waste generated by the project is classified in accordance with the DECCW's *Waste Management Guidelines – Part1: classifying Waste*, and disposed of appropriately

Part E- Prior to the issue Occupation Certificate or Commencement of use

E1. Local Road Upgrades

The Proponent shall provide all required road upgrades, access and infrastructure identified in the Project Application, prior to the issue of any Occupation Certificate, and to satisfaction of council and the Director-General.

E2. Landscaping

The Proponent shall prepare and implement a detailed Landscaping Plan for the project to the satisfaction of the Director-General. The plan must:

- a) be prepared in consultation with Council and submitted to the department and Council prior to the issue of any Occupation Certificate;
- b) uses endemic species only, ensuring seed and propagule sources are from local botanical provenance (except in the internal courtyard)
- c) illustrate how the landscape would integrate with the design of the building ;and
- d) provide for the monitoring and maintenance of the landscaping

E3. Sustainable Travel Plan

The Proponent shall prepare and implement a sustainable travel Plan for the project, to be approved by the Director- General prior to the issue of any Occupation Certificate The Plan must:

- a) be prepared in consultation with Council and NSW Transport and Infrastructure;
- b) describe the public transport infrastructure in place ;
- c) consider the measures that could be implemented to reduce vehicle movements, including options for increasing public transport services and providing shuttle bus for

- staff, any decision not to provide a shuttle bus, must be supported by evidence that other suitable public transport options are available;
- d) describe the measures that would be put in place to reduce vehicle movements including details of any shuttle bus routes and times, ensuring it would connect with appropriate destinations and public transport nodes;
 - e) provide for ongoing monitoring of the effectiveness of the plan; and
 - f) ensure the findings of the monitoring are used to improve the effectiveness of the plan overtime and with the development of subsequent stages of the precinct.

E4. On-site Detention - Restriction on Use

The Proponent must create a restriction on use under the *Conveyancing Act 1919* over the on-site detention system. The following terms must be included in an appropriate instrument created under the *Conveyancing Act 1919* for approval of Council:

- The registered owner of the lot burdened must not make or permit or suffer the making of any alterations to any onsite stormwater detention system on the lot(s) burdened without the prior consent in writing of the authority benefitted.
- The expression 'on-site stormwater detention system' shall include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and services graded to direct stormwater to those structures.
- Name of the authority having the power to release, vary or modify the restriction referred to is Wollongong City Council.
- The instrument, showing the restriction, must be submitted to the Principal Certifying authority for endorsement prior to the commencement of the development.

E5. On-Site Detention – Positive Covenant for Maintenance

A positive covenant shall be created under the *Conveyancing Act 1919*, requiring the property owner(s) to undertake maintenance in accordance with the Construction Certificate approved On-Site Stormwater Detention System and Maintenance schedule (application number to be referenced) The Instrument, showing the positive covenant must be submitted to the consent authority for endorsement prior to the commencement of use of project.

E6. On-Site Detention – Structural Certification

Then Proponent must submit a certificate from a suitably qualified civil and/or structural engineer to council prior to the commencement of use of the project. This certificate is required to verify structural adequacy of the on-site detention facility and that the facility has been constructed in accordance with the approved Construction Plans

E7. Environmental Management Strategy

The Proponent shall prepare and implement an Environmental Management strategy for the project to the satisfaction of the Director-General. This strategy must be submitted to the Director-General and Council prior to the issue of any Occupation Certificate, and;

- a) identify the statutory requirements that apply to the project;
- b) describe in general how the environmental performance of the project would be monitored and managed;
- c) describe the procedures that would be implemented to;
 - i. keep the local community and relevant agencies informed about the operation on environmental I performance of the project
 - ii. receive, handle, and respond to, and record complaints;
 - iii. resolve any disputes that may rise during the course of the project;
 - iv. respond to any non-compliance
 - v. manage cumulate impacts;
 - vi. respond to emergencies; and
- d) provide contact details and describe the role, responsibility, authority and accountability of all the key personnel involved in environmental management of the project.

E8. Pre-Operation Compliance Audit

Prior to the issue of any Occupation Certificate, the proponent shall submit work as executed plans to the department of all the development associated with the project. These plans must be prepared by a suitably qualified and experienced expert, and include plans showing the work as executed plans laid over the approved plans to demonstrate that the development has been carried out in accordance with the approved plans.

E9. Retaining Walls

Any proposed retaining wall shall be constructed in accordance with councils retaining Wall Policy and shall be supported by a certificate from a structural engineer with confirms the structural adequacy of the proposal retaining wall structure (s) and compliance with Council's Retaining Wall Policy.

E10. Work Place Travel Plan

A work place travel plan is to be developed prior to the occupation of the building. The principles of the work place travel plan, to be developed by the future tenants in consultation with Council, RTA and other relevant stakeholders such as tenants, to consider the following:

- encourage the use of public transport to travel to and from the hospital;
- work with public transport providers to improve services;
- encourage public transport by employees through the provision of information, maps and timetables;
- provide appropriate pedestrian facilities which improve accessibility to the adjacent hospital, surrounding uses and public transport services;
- raise awareness of health benefits of walking (including maps showing safe walking routes);
- encourage cycling by providing safe and secure bicycle parking, including the provision of lockers and change facilities;
- provide appropriate on-site parking provision.

Part F – During Operations

F1. Noise Limits

The proponent shall ensure that noise from the operation of the project does not exceed the noise limits presented in Table 2.

Table 2

Location	Day	Evening	Night
Residences on Urunga Parade	L _{Aeq} (15min) 45	L _{Aeq} (15min) 45	L _{Aeq} (1min) 45

Note Noise generated by then project is to be measured in accordance with the relevant requirements of the NSW Industrial Noise Policy

F2. Noise Validation

The proponent shall prepare a noise validation report, to the satisfaction of the Director-General. The report must:

- a) be prepared by a suitably qualified person whose appointment has been endorsed by the Director-General;
- b) be undertaken within 3 months of the commencement of operations, while operating under normal conditions;
- c) be submitted to the Director-General within 4 months of the commencement of operations;
- d) determine the noise levels from the project;
- e) demonstrate compliance with the limits in this approval;
- f) provide details of any complaints received regarding noise from the project, and action taken to respond to these complaints; and

- g) if any non-compliance are detected, describe the measures that would be implemented to ensure compliance, with a timetable for implementation and a program to assess and report on the effectiveness of the measures.

F3. Access

The Proponent shall ensure;

- a) that internal roads ,driveways and parking comply with the Australian Standards AS 2890.1- 2004 and AS 2890.2-2002;
- b) bicycle facilities are provided on site;
- c) all parking generated by the project is able to be accommodated on site; and
- d) all vehicles are able to enter and exit the site in a forward direction.

F4. Energy and Water Efficiencies

The Proponent shall ensure the project is energy and water efficient, in accordance with industry best practice.

F5. Waste Management

During the operation of the project the Proponent shall;

- a) implement all reasonable and feasible measures to minimise waste generated by the project; and
- b) ensure all waste generated by the project is classified in accordance with the DECCW's Waste Classification Guidelines – Part1 Classifying Waste, and disposal of appropriately

F6. Bunding

All chemicals, fuels and oils shall be stored in appropriately bunded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund. The bund(s) shall be designed and installed in accordance with the:

- a) requirements of all relevant Australian Standards; and
- b) DECCW's *Storing and Handling Liquids: Environmental Protection –Participants Man*

F7. Detention tanks

The Proponent must ensure that the 1-131 (radioiodine) detention tanks are designed and operated to the satisfaction of Sydney Water.

F8. Wastewater

The Proponent shall remove all wastewater generated from the operations on site to a facility that is lawfully able to reuse or dispose of it.

F9. Odour

The Proponent shall not cause or permit the emission of offensive odours from the site as defined under Section 129 of the POEO Act.

F10. Registration and Operation of Apparatus

Then Proponent shall ensure that any radiation apparatus on site;

- a) is registered, tested and certified by a DECCW accredited radiation expert; and
- b) is operated by a licensed operator.

F11. Radiation Exposure Limits

The Proponent shall ensure that the radiation generated by the proposed development and any other sources on site would not exceed the limits in Table 3

Table 3 Radiation Exposure Limits

	Exposure Limit
Any member of public	1 mSv of radiation a year
Any occupationally expose person	20mSv of radiation a year

F12. Required Licences

Prior to operations commencing on-site, the appropriate licences are to be obtained.

F13. Car Park Management Plan

The operational requirements of the car park management plan prepared by Colston Budd Hunt and Kafes are to be implemented during the operation of the site.

PART G CONCLUSION

The proposed modifications to Project Approval MP07_0070 for Wollongong Private Hospital are considered to make a positive contribution to ensuring the provision of modern medical services to the Illawarra Region while enhancing the existing “hospital precinct” within the Wollongong LGA.

All modifications sought under this application ensure that the development can be accommodated within the site, resulting in no adverse impacts on neighbouring residential and commercial development. Similarly, the operation of the surrounding road networks will not be compromised as sufficient access and parking is provided to accommodate traffic volumes associated with the totality of the development.

The proposal meets the aims and objectives of all relevant policies and is consistent with the locality and will have no adverse environmental impact. This will be achieved through on-going management and mitigation measures associated with the use of the site.

Based on the above, it is recommended that the proposal be supported by the NSW Department of Planning and Infrastructure.

APPENDIX 1
MAJOR PROJECT APPROVAL 07_0070
(CONDITIONS, PLANS & FINAL DIRECTOR
GENERAL'S REQUIREMENTS)

APPENDIX 2 OWNERS CONSENT

APPENDIX 3
STRATEGIC JUSTIFICATION FROM RAMSAY
HEALTH CARE LTD

APPENDIX 4

QUANTITY SURVEYORS REPORT

APPENDIX 5

ARCHITECTURAL PLANS & SHADOW DIAGRAMS

APPENDIX 6

STORMWATER & CIVIL PLANS

APPENDIX 7 LANDSCAPE PLAN & REPORT

APPENDIX 8

ARCHITECTURAL DESIGN STATEMENT

APPENDIX 9 VISUAL ANALYSIS

APPENDIX 10

ESD REPORT

APPENDIX 11

ACOUSTIC ASSESSMENT

APPENDIX 12 TRAFFIC REPORT

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DCP COMPLIANCE TABLE

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STATEMENT OF HERITAGE IMPACT

APPENDIX 15 AVIATION REPORT

APPENDIX 16

BCA STATEMENT

APPENDIX 17

FIRE ENGINEERING STATEMENT

APPENDIX 18

WASTE MANAGEMENT REPORT - COVER LETTER

APPENDIX 19

MEDICAL GAS SYSTEMS REPORT

APPENDIX 20

DESIGN ASSESSMENT – BULK OXYGEN TANK INSTALLATION