

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation executed on 14 September 2011 and effective 1 October 2011, I approve the modification of the project application referred to in Schedule 1, subject to amendments to the conditions in Schedule 2.



Chris Ritchie
A/Director
Industry, Social Projects and Key Sites

Sydney 26 NOVEMBER 2013

SCHEDULE 1

- Project Approval:** MP 10_2013 granted by the Minister for Planning and Infrastructure on 8 June 2012
- For the following:** Wollongong Hospital Redevelopment, including:
- construction of a six storey building to accommodate the Illawarra Elective Surgical Services and Ambulatory Care Unit, including seven new operating theatres, 66 beds, 62 new treatment bays and 20 new consultation/examination rooms;
 - construction of a part two part four storey addition to Block A to accommodate an expansion of the emergency unit and provision of an additional 10 treatment bays;
 - demolition, including the removal of the 1941 western portion of Elouera House and modifications to ameliorate those demolition works;
 - refurbishment works to the existing Block A clinical building, including provision of a new combined main entry;
 - additions to the loading dock zone;
 - provision of a new vehicle drop off zone on New Dapto Road;
 - landscape and public domain works;
 - part pedestrianisation of the existing internal Hospital Road;
 - excavation works for basement;
 - utility works including new water main connections, relocation of gas meter and new substations;
 - removal of 21 trees; and
 - sustainable transport, operational and waste procedures.
- Modification:** MP 10_0213 MOD 1: modify the development to include demolition works, removal of at-grade car parking; tree removal, bulk excavation, construction of a six level car park with 754 car spaces, connections to the existing hospital car park, alterations to the façade of the existing car park, landscaping works and associated signage.

SCHEDULE 2

DEFINITIONS

Delete the definition for subject site and insert the following definition:

Wollongong Hospital, Crown Street, Wollongong (Lot 13 in DP884182, Lots 58 to 69, Section 3 in DP1258 and Lot 95, Section 3 in DP 1258)

Insert the following definitions:

Hospital redevelopment: Works undertaken on the main campus (Lot 13 in DP884182, Lots 58 to 69, Section 3 in DP1258 and Lot 95, Section 3 in DP 1258)

Multi-level car park: Works undertaken on the western campus (Lot 95, Section 3 in DP 1258)

PART A - ADMINISTRATIVE CONDITIONS

Delete condition A2(b) and replace with:

- (b) Preferred Project Report titled *Wollongong Hospital Redevelopment Preferred Project Report* prepared by HASSELL, dated April 2012 as amended by MP 10_0213 MOD 1; and

Insert in condition A2(c)(iii) the following plan references:

Architectural (or Design) Drawings prepared by <i>Cardno</i>			
Drawing No.	Revision	Name of Plan	Date
DA-0100	C	SITE DEMOLITION PLAN	27-09-2013
DA-1000	D	SITE PLAN	27-09-2013
DA-1001	D	MULTI-STOREY CARPARK GA PLAN – LEVEL 1	27-09-2013
DA-1002	D	MULTI-STOREY CARPARK GA PLAN – LEVEL 2	27-09-2013
DA-1003	D	MULTI-STOREY CARPARK GA PLAN – LEVEL 3	27-09-2013
DA-1004	F	MULTI-STOREY CARPARK GA PLAN – LEVEL 4	02-10-2013
DA-1005	D	MULTI-STOREY CARPARK GA PLAN – LEVEL 5	27-09-2013
DA-1006	D	MULTI-STOREY CARPARK GA PLAN – LEVEL 6	27-09-2013
DA-1007	D	EXISTING LEVEL 5a CANCER CARE PARKING & DEMOUNTABLE VOLUNTEERS BUILDING RELOCATION	27-09-2013
DA-1020	C	STORMWATER LAYOUT	27/09/2013
DA-1021	C	STORMWATER LONGSECTIONS SHEET 1	27/09/2013
DA-1022	C	STORMWATER LONGSECTIONS SHEET 2	27/09/2013
DA-1023	C	STORMWATER DETAILS	27/09/2013
DA-1024	C	CATCHMENT PLAN	27/09/2013
DA-1026	B	BULK EXCAVATION PLAN	27-09-2013
Architectural (or Design) Drawings prepared by <i>fitzpatrick + partners</i>			
Drawing No.	Revision	Name of Plan	Date
DA-001	B	New Dapto Road Elevation	13/09/2013
DA-003	B	Urunga Parade Elevation	13/09/2013
DA-004	B	Dudley Street Elevation	13/09/2013
DA-006	A	North East End Detail	13/09/2013
DA-007	A	New Dapto Road Elevation	13/09/2013
DA-008	A	New Dapto Road Elevation	13/09/2013
DA-009	A	New Dapto Road Elevation	13/09/2013
DA-010	A	Urunga Parade Elevation	13/09/2013
DA-011	A	Dudley Street Elevation	13/09/2013
Landscape Drawings prepared by <i>Cardno</i>			
Drawing No.	Revision	Name of Plan	Date
82013028-C800	B	LANDSCAPE MASTER PLAN	31-05-2013

82013028-C800	B	LANDSCAPE MASTER PLANT LIST	31-05-2013
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PART B – PRIOR TO CERTIFICATION OF CROWN BUILDING WORKS

Delete condition B7 and replace with:

Pre-Construction Dilapidation Reports

B7. The proponent is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings, infrastructure and roads within the 'zone of influence'. This zone is to be defined as the horizontal distance from the edge of the excavation to twice the maximum excavation depth. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. The report shall be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works. A copy of the report is to be forwarded to the Council.

Insert the following condition after condition B14:

Construction Noise and Vibration Management Plan

B15. Prior to the commencement of any works for the multi-level car park and associated demolition and excavation works, a Construction Noise and Vibration Management Plan shall be prepared and submitted to the Certifying Authority, that includes but is not limited to the following:

- a) Identification of each work area, site compound and access route;
- b) Identification of specific activities that will be carried out and associated noise sources at the premises and access routes;
- c) Identification of all potentially affected sensitive receivers;
- d) The construction noise and vibration objectives identified in accordance with the NSW Interim Construction Noise Guideline and Assessing Vibration: A technical Guideline;
- e) Assessment of potential noise and vibration from construction methods (including noise from construction traffic) against the objectives identified in (d);
- f) Where the objectives are predicted to exceed an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce noise impacts;
- g) Description of management methods and procedures and specific noise mitigation treatments that will be implemented to control noise and vibration during construction, including early erection of operation noise control barriers;
- h) Procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity; and
- i) Measures to monitor noise performance and respond to complaints.

The applicant shall submit a copy of the plan to the department and to the council, prior to commencement of work.

PART C – PRIOR TO COMMENCEMENT OF WORKS

Insert the following condition after condition C13:

Engineering Plans and Specifications – Retaining Walls

C14. The proponent shall submit engineering plans and supporting documentation of all the proposed retaining walls to council prior to commencing works on the multi-level car park. The retaining walls should be designed by a suitably qualified and experienced

civil and/or structural engineer. The plans and supporting documentation should address council's requirements.

PART D – DURING CONSTRUCTION

Delete condition D10(a) and replace with the following:

- (a) The construction noise objective for the:
 - (i) hospital redevelopment is to manage noise from construction activities so it does not exceed 51 dBA $L_{Aeq} (15min)$ during the daytime at the closest residential property boundary at a height of 1.5 metres above ground level and 45 dBA $L_{Aeq} (15min)$ during the daytime at any internal hospital location; and
 - (ii) multi-level car park is to manage noise from construction activities to achieve the construction noise management levels detailed in the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009).

Delete condition D21 and replace with the following:

Pedestrian Access During Construction

D21. Pedestrian access along Loftus Street, New Dapto Road and Dudley Street is to be maintained as far as feasible throughout construction. Alternative routes, including those for persons with disabilities, shall be clearly identified and signposted for the duration of the works, and until such time as the permanent accessible paths are provided.

PART E – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Delete condition E1 and replace with the following:

Car Parking

E1. Prior to the operation of the hospital facilities the subject of this approval, works are to have commenced on the multi-level car park. Within 12 months of operation of the new hospital facilities, the proponent is to demonstrate to the department that the car park is operational.

Insert the following conditions after condition E13:

Car Parking Management Plan

E14. The proponent is to prepare a car parking management plan and submit a copy to the department prior to occupation of the multi-level car park. A copy of the report is also to be forwarded to the Council.

Signage Plan

E15. The proponent is to prepare a signage plan for the car park in consultation with council. A copy of the report is to be forwarded to the department.