

APPENDIX 3

Statutory Compliance Table



Statutory Compliance Table

Statutory Reference	Relevant Considerations	Comment/Assessment	Complies?	Section in EIS
Environmental Planning and Assessment Act 1979				
Section 1.3	<ul style="list-style-type: none"> (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources, (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment, (c) to promote the orderly and economic use and development of land, (d) to promote the delivery and maintenance of affordable housing, (f) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats, (g) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage), (h) to promote good design and amenity of the built environment, (i) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants, (j) to provide increased opportunity for community participation in environmental planning and assessment. 	The proposal satisfies the relevant objects of the Act.	Yes	Section 4.1
Section 4.15	<ul style="list-style-type: none"> (a) the provisions of— <ul style="list-style-type: none"> (i) any environmental planning instrument, and (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the 	The relevant EPIs have been addressed in the EIS. No draft EPIs apply.	Yes N/A	Section 4, 6.2, 6.3 and 6.4 -

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	<p>consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</p> <p>(iii) any development control plan, and</p>	<p>Section 2.10 to State Environmental Planning Policy (Planning Systems) 2021 states that the provisions of a DCP do not apply to SSD. Nevertheless, the relevant DCP controls have been considered.</p>	<p>Yes</p>	<p>Section 6.4</p>
	<p>(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</p>	<p>No planning agreement is proposed.</p>	<p>N/A</p>	<p>-</p>
	<p>(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</p> <p>(v) (Repealed)</p> <p>that apply to the land to which the development application relates,</p>	<p>Noted.</p>	<p>Yes</p>	<p>Section 4.2</p>
	<p>(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</p>	<p>The likely impacts of the proposal have been addressed in the EIS.</p>	<p>Yes</p>	<p>Section 6</p>
	<p>(c) the suitability of the site for the development,</p>	<p>The site is located within Zone SP1 and is specifically zoned for the purpose of a hospital land use. The proposal is therefore entirely suitable for the site in that it will expand the existing hospital use on a site that is identified as a prime location for medical services and facilities given its position within the Wollongong Health Precinct, as well as its proximity to public transport and established services and infrastructure. The proposal will sit comfortably within the site, compatible with the approved built form and massing for the site.</p>	<p>Yes</p>	<p>Section 6 and 7</p>

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	(d) any submissions made in accordance with this Act or the regulations,	Submissions will be considered after the SSD has been on public exhibition.	Yes	-
	(e) the public interest.	The proposal is considered to be in the public interest for the reasons set out in the EIS.	Yes	Section 6 and 7
Environmental Planning and Assessment Regulation 2021				
Clause 191	Clause 191 of the EP&A Reg provides that environmental assessment requirements will be issued by the Secretary with respect to the proposed EIS.	This EIS has addressed the requirements of the SEARs issued.	Yes	Section 6 and Appendix 2
Biodiversity Conservation Act 2016				
Section 7.9	In accordance with clause 7.9 of the Biodiversity Conservation Act 2016 an application for development consent under Part 4 of the Environmental Planning and Assessment Act 1979 for State significant development is to be accompanied by a biodiversity development assessment report unless that Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.	A BDAR Waiver was granted pursuant to Section 7.9.	Yes	Section 6.2.3 and Appendix 24
State Environmental Planning Policy (Planning Systems) 2021				
Clause 2.6	<p>Clause 2.6(1) states:</p> <p><i>"2.6 Declaration of State significant development: section 4.36</i></p> <p><i>(1) Development is declared to be State significant development for the purposes of the Act if -</i></p> <p><i>(a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without consent under Part 4 of the Act, and</i></p> <p><i>(b) the development is specified in Schedule 1 or 2."</i></p>	The proposed development is for a hospital with an estimated development cost (EDC) of more than \$30 million and is not located within the area of the City of Sydney. As such, the development is State Significant Development (SSD) pursuant to Clause 14 of Schedule 1 of the Planning Systems SEPP.	Yes	Section 4.7.1 and Appendix 7

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	<p>Schedule 1, Clause 14 of the State Environmental Planning Policy (Planning Systems) 2021 states that the following development is considered to be SSD –:</p> <p><i>“(1) Development that has an estimated development cost of more than \$30 million for any of the following purposes—</i></p> <p><i>(a) hospitals,</i></p> <p><i>(b) medical centres,</i></p> <p><i>(c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).</i></p> <p><i>(2) Subsection (1)(b) does not apply to development on land within the area of the City of Sydney.”</i></p> <p>Clause 2.6(2) states:</p> <p><i>“(2) If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subsection (1), the remainder of the development is also declared to be State significant development, except for--</i></p> <p><i>(a) so much of the remainder of the development as the Director-General determines is not sufficiently related to the State significant development, and</i></p> <p><i>(b) coal seam gas development on or under land within a coal seam gas exclusion zone or land within a buffer zone (within the meaning of clause 9A of State Environmental Planning</i></p>	<p>SSD-84096206 seeks to consolidate all allotments that form the development site, including No. 366 and 368 Crown Street, into one (1) single allotment. As such, the intention for this application is to develop the site as a whole and the entirety of the development is indeed sufficiently related with regard to the SSD guidelines and Clause 2.6(2) of the Planning Systems SEPP. Further assessment of this clause is provided at Section 6.2.1 of the EIS.</p>	<p>Yes</p>	<p>Section 6.2.1</p>
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	<p><i>Policy (Mining, Petroleum Production and Extractive Industries) 2007), and</i></p> <p><i>(c) development specified in Schedule 1 to State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 .”</i></p>			
State Environmental Planning Policy (Transport and Infrastructure) 2021				
Clause 2.119	<p>Clause 2.119 of State Environmental Planning Policy (Transport and Infrastructure) 2021 applies to residential development with a frontage to a classified road. The clause states as follows:</p> <p>Clause 2.119 Development with frontage to classified road.</p> <p><i>(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—</i></p> <p><i>(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and</i></p> <p><i>(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—</i></p> <p><i>(i) the design of the vehicular access to the land, or</i></p> <p><i>(ii) the emission of smoke or dust from the development, or</i></p> <p><i>(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and</i></p> <p><i>(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.</i></p>	<p>The subject site has frontage to Crown Street. The clause prevents the consent authority from granting consent to development on land with a frontage to a classified road unless it is satisfied that where practicable and safe, vehicle access to the land is provided by a road other than the classified road and the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development. The proposed development maintains existing access to and from Crown Street. Where new vehicular access is required, this has been done so through Urunga Parade.</p> <p>Refer to the Transport Impact Assessment at Appendix 21.</p>	Yes	Section 6.2.2, 6.13 and Appendix 21
Clause 2.120	<p>Clause 1.120(2) of State Environmental Planning Policy (Transport and Infrastructure) 2021 applies to development for a hospital on land in or</p>	<p>The Noise and Vibration Impact Assessment prepared by Stantec which accompanies the</p>	Yes	Section 6.2.2, 6.15 and Appendix 25

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	<p>adjacent to a road corridor with an annual average daily traffic volume of more than 20,000 vehicles.</p> <p>In accordance with Clause 2.120(2):</p> <p><i>(2) Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines that are issued by the Planning Secretary for the purposes of this section and published in the Gazette.</i></p>	<p>application provides an assessment of the proposal which demonstrates that road noise and vibration will not have an unreasonable impact on the proposed hospital expansion.</p>		
Clause 2.122	<p>Clause 2.122(1)(a) of State Environmental Planning Policy (Transport and Infrastructure) 2021 applies to development specified in Column 1 of the Table to schedule 3 that involves a new premises of the relevant size or capacity.</p> <p>Hospitals with access to a classified road with 100 or more beds identified in the Table in Schedule 3.</p> <p>In accordance with Clause 2.122(4):</p> <p><i>(4) Before determining a development application for development to which this section applies, the consent authority must—</i></p> <p><i>(a) give written notice of the application to TfNSW within 7 days after the application is made, and</i></p> <p><i>(b) take into consideration—</i></p> <p><i>(i) any submission that RMS provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, TfNSW advises that it will not be making a submission), and</i></p> <p><i>(ii) the accessibility of the site concerned, including—</i></p> <p><i>(A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and</i></p>	<p>As the proposal involves more than 100 hospital beds and has access to a classified road the application will need to be referred to the TfNSW during the assessment period.</p> <p>The Transport Impact Assessment prepared by TTPP which accompanies the application provides an assessment of the proposal which demonstrates that it will not result in an unacceptable impact in relation to the performance of the surrounding road network.</p>	Yes	Section 6.2.2, 6.13 and Appendix 25

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	<p>(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</p> <p>(iii) any potential traffic safety, road congestion or parking implications of the development.</p>			
State Environmental Planning Policy (Resilience and Hazards) 2021				
Clause 3.12	<p>Chapter 3 'Hazardous and Offensive Development' in State Environmental Planning Policy (Resilience and Hazards) 2021 applies to the whole of the State. In accordance with clause 3.12 of the SEPP the consent authority must consider:</p> <p>(a) current circulars or guidelines published by the Department of Planning relating to hazardous or offensive development, and</p> <p>(b) whether any public authority should be consulted concerning any environmental and land use safety requirements with which the development should comply, and</p> <p>(c) in the case of development for the purpose of a potentially hazardous industry—a preliminary hazard analysis prepared by or on behalf of the applicant, and</p> <p>(d) any feasible alternatives to the carrying out of the development and the reasons for choosing the development the subject of the application (including any feasible alternatives for the location of the development and the reasons for choosing the location the subject of the application), and</p> <p>(e) any likely future use of the land surrounding the development.</p>	<p>The proposed hospital expansion is not a potentially hazardous or a potentially offensive industry and therefore consideration of Chapter 3 under the SEPP is not considered necessary.</p> <p>Notwithstanding this, it is noted that the existing hospital has a gas storage located externally on the site. The storage will remain as existing and accommodate any additional gas storage supply that may be required within the same location. No additional storage facility is required within the new scheme.</p>	N/A	Section 6.2.4
Clause 4.6	<p>Chapter 4 'Remediation of Land' in State Environmental Planning Policy (Resilience and Hazards) 2021 applies to the whole of the State. In accordance with clause 4.6 of the SEPP a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated</p>	<p>A Preliminary Site Investigation has been conducted by Douglas Partners.</p>	Yes	Sections 6.2.4, 6.21 and Appendix 29

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	state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out.			
State Environmental Planning Policy (Biodiversity and Conservation) 2021				
Chapter 2 Vegetation in Non-Rural Area	Chapter 2 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies to the Wollongong Council and requires approval for removal of trees on the site.	<p>The removal of trees and vegetation from the site has been investigated in the Arboricultural Impact Assessment (AIA) by Our Garden Path (Appendix 16).</p> <p>The proposal involves the removal of approximately nine (9) trees to accommodate the proposed building footprint.</p> <p>SSD-84096206 seeks consent for the removal of all trees within the development footprint with the exception of two (2) trees nominated for retention at the frontage of the heritage building to be retained.</p>	Yes	Section 6.2.3 and Appendix 16
State Environmental Planning Policy (Sustainable Buildings) 2022				
Chapter 3 Standards for non-residential development	<p>Chapter 3 of the Sustainable Buildings SEPP provides planning controls to enforce sustainability for non-residential development. Specifically, the chapter applies to the following non-residential development:</p> <p>(a) the erection of a new building, if the development has an estimated development cost of \$5 million or more, or</p> <p>(b) alterations, enlargement or extension of an existing building, if the development has an estimated development cost of \$10 million or more.</p>	The proposed development is for the extension of an existing building with an EDC of more than \$10 million and therefore Chapter 3 of the SEPP applies.	Yes	Section 6.2.5 and Appendix 7

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	<p>3.2 Development consent for non-residential development</p> <p>(1) In deciding whether to grant development consent to non-residential development, the consent authority must consider whether the development is designed to enable the following—</p> <p>(a) the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials,</p> <p>(b) a reduction in peak demand for electricity, including through the use of energy efficient technology,</p> <p>(c) a reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design,</p> <p>(d) the generation and storage of renewable energy,</p> <p>(e) the metering and monitoring of energy consumption,</p> <p>(f) the minimisation of the consumption of potable water.</p> <p>(2) Development consent must not be granted to non-residential development unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.</p> <p>3.4 Other considerations for certain State significant development</p> <p>(1) This section applies to non-residential development that is declared to be State significant development by State Environmental Planning Policy (Planning Systems) 2021, section 2.6(1) and specified in that policy, Schedule 1, sections 13–15.</p> <p>(2) In deciding whether to grant development consent to development to which this section applies, the consent authority must consider whether the development will minimise the use of on-site fossil fuels, as part of the goal of achieving net zero emissions in New South Wales by 2050</p>	<p>In accordance with the provisions of the SEPP, the following reports accompany the application: which identify the ESD concepts and initiatives that are proposed to be included within the project and ensure the development delivers a sustainable project outcome:</p> <ul style="list-style-type: none"> - ESD report has been prepared by Stantec (Appendix 18) - Embodied emissions materials form by Stantec to accompany the ESD report (Appendix 19) - Net Zero Statement by DSA Consulting (Appendix 20) 	<p>Yes</p>	<p>Sections 6.2.5, 6.12 and Appendix 18, 19 and 20</p>
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Wollongong Local Environmental Plan 2012

<p>2.3 Zone objectives and Land Use table</p>	<p>Zone SP1 – Special Activities (Hospital)</p> <p>The specific objectives of the Zone are stated as follows:</p>	<p>SSDA 84096206 is consistent with these objectives, as it seeks consent for the expansion of the existing hospital, being a special land use</p>	<p>Yes</p>	<p>Section 6.3.1</p>
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	<ul style="list-style-type: none"> • To provide for special land uses that are not provided for in other zones. • To provide for sites with special natural characteristics that are not provided for in other zones. • 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. 	<p>that is specifically permitted within this zone. The expansion of the existing hospital on the site will support and enhance the existing health precinct by capitalising on the benefits of co-location of health services. Indeed, by providing additional health services on a site which has been established as being capable of such development is a superior outcome than finding a new site with the necessary characteristics to support a hospital. The proposed expansion is sympathetic to the existing hospital building and with the scale of development both existing and approved within the locality. The proposal has been designed to avoid adverse impacts to surrounding land, particularly with regard to shadowing, visual bulk and traffic.</p> <p>Overall, the proposal is considered to satisfy the objectives of the SP1 zone.</p>		
2.7 Demolition requires development consent	The demolition of a building or work may be carried out but only with development consent.	The proposal seeks for demolition of existing buildings and structures on the site in accordance with the demolition plan within the Architectural Plans at Appendix 8.	Yes	Appendix 8
4.3 Height of Buildings	(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. Maximum Building Height – 32m	The proposed building will achieve a maximum height of 40.1m to the parapet and 41m to the planter roof, resulting in a maximum height variation of 9m or 28.1%. A Clause 4.6 for building height has been prepared to accompany the EIS at Appendix 5.	No. Refer to Clause 4.6 Request	Section 6.3.2 and Appendix 5

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<p>4.4 Floor Space Ratio</p>	<p>(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the <u>Floor Space Ratio Map</u>.</p> <p>The subject site has a maximum floor space ratio of 1.5:1.</p>	<p>Not applicable. See Clause 4.4A applies. See below.</p>	<p>N/A</p>	<p>Section 6.3.3</p>
<p>4.4A Floor space ratio— Wollongong city centre</p>	<p>(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—</p> <p>(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.</p> <p>(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.</p> <p>Maximum FSR - 3:1</p>	<p>In accordance with Clause 4.4A(5)(a), the site is permitted a maximum FSR under the WLEP 2009 of 3:1.</p> <p>The proposed development seeks to provide a gross floor area of 40,724m² which equates to an FSR of 4.33:1, based on the site area of 9,399m². As such, the proposal will exceed the permissible GFA for the site by 12,527m² which equates to a numerical variation of 44.4% to the FSR development standard.</p> <p>A Clause 4.6 for FSR has been prepared to accompany the EIS at Appendix 6.</p>	<p>No. Refer to Clause 4.6 Request</p>	<p>Section 6.3.3 and Appendix 6</p>
<p>4.6 Exceptions to Development Standards</p>	<p>(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.</p> <p>(3) Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—</p> <p>(a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and</p> <p>(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.</p>	<p>Clause 4.3 and Clause 4.4A are not expressly excluded from the operation of Clause 4.6.</p> <p>The submitted Clause 4.6 variation requests demonstrate that compliance with the development standards is unreasonable and unnecessary, and that there are sufficient environmental planning grounds to justify the contraventions to the development standards.</p>	<p>Yes</p>	<p>Appendix 5 and 6</p>

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<p>5.10 Heritage Conservation</p>	<p>(2) Requirement for consent Development consent is required for any of the following—</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(5) Heritage assessment The consent authority may, before granting consent to any development—</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>The existing dwelling on the site at No. 366 Crown Street is listed as an item of local heritage significance (Item 6243) under Schedule 5 of the WLEP.</p> <p>The proposal seeks to retain the heritage item and continue to utilise the building for a medical tenancy for IAMS. The proposed works relating to the heritage item will be limited to the curtilage with regard to landscaping.</p> <p>It is also noted that the site to the west of the subject site known as Beatson Park, is identified as a landscape heritage item. Importantly, the retention of the dwellings at No. 366 and 368 Crown Street ensure that there are no significant works proposed within the vicinity of the landscape heritage item, and therefore the proposal is not considered to have any adverse impact on the item or its significance.</p> <p>An assessment of the proposed development on the heritage significance of the item is provided in the Statement of Heritage Impact prepared by Weir Phillips at Appendix 32.</p>	<p>Yes</p>	<p>Section 6.3.4, Section 6.24 and Appendix 32</p>
<p>7.1 Public utility infrastructure</p>	<p>(2) Development consent must not be granted for development on land unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.</p>	<p>An Infrastructure Requirements and utilities Plan is provided at Appendix 34. The plan confirmed that existing sewage, electricity and water services can be augmented with the proposed building or upgraded to facilitate the development.</p>	<p>Yes</p>	<p>Section 6.26 and Appendix 34</p>
<p>7.6 Earthworks</p>	<p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters—</p> <p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</p> <p>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</p>	<p>The proposal includes excavation and construction of three (3) new levels of basement parking, as well as extension of the three (3) existing levels of basement parking. The lowest basement, Basement Level 6, will comprise of the new radiation oncology and sit at RL20.90.</p>	<p>Yes</p>	<p>Section 6.16 and Appendix 26 and 27</p>

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	<p>(c) the quality of the fill or of the soil to be excavated, or both, (d) the effect of the proposed development on the existing and likely amenity of adjoining properties, (e) the source of any fill material or the destination of any excavated material, (f) the likelihood of disturbing Aboriginal objects or other relics, (g) proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p>	<p>Construction of the basement will require excavation depths in the range of 18m to 23.5m for the lowest basement level. In accordance with the recommendations within the Report on Hydrogeological Investigation prepared by Douglas Partners (Appendix 27), the proposed basements will be a permanently drained basement to ensure there will be minimal impacts on surrounding groundwater systems and property.</p> <p>As addressed in the ACHAR prepared by Artefact (Appendix 31), there is unlikely to be any archaeological material contained on the subject site and hence the site is deemed to have low heritage significance.</p> <p>The proposed earthworks will facilitate the suitability of the site for the development. The proposed earthworks design takes into consideration the existing topography, ensuring the proposal will not have a detrimental impact on the environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p>		
<p>7.18 Design excellence in Wollongong city centre and at key sites</p>	<p>(3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.</p> <p>(5) Development consent must not be granted to the following development to which this clause applies unless a design review panel has reviewed the design of the proposed development-- (a) development in respect of a building that is, or will be, greater than 35 metres in height,</p>	<p>The proposal was subject to a pre-lodgement review by the State Design Review Panel (SDRP). The Design Report prepared by CM+ and HPI addresses how the proposal achieves design excellence, and how it responds to the feedback from the SDRP.</p>	<p>Yes</p>	<p>Section 6.6 and Appendix 9</p>

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	<p>(b) development having an estimated development cost of more than \$1,000,000 on a key site, (c) development for which the applicant has chosen to have such a review.</p>			
<p>8.1 Objectives for development in Wollongong city centre</p>	<p>(a) to promote the economic revitalisation of the Wollongong city centre, (b) to strengthen the regional position of the Wollongong city centre as a multifunctional and innovative centre that encourages employment and economic growth, (c) to protect and enhance the vitality, identity and diversity of the Wollongong city centre, (d) to promote employment, residential, recreational and tourism opportunities within the Wollongong city centre, (e) to facilitate the development of building design excellence appropriate to a regional city, (f) to promote housing choice and housing affordability, (g) to encourage responsible management, development and conservation of natural and man-made resources and to ensure that the Wollongong city centre achieves sustainable social, economic and environmental outcomes, (h) to protect and enhance the environmentally sensitive areas and natural and cultural heritage of the Wollongong city centre for the benefit of present and future generations.</p>	<p>The proposed hospital expansion will contribute to the economic revitalisation of the city centre by enhancing the health precinct which lies on the edge of the centre, and contributing to the economy through additional jobs, medical floor space and innovation.</p> <p>The proposal will exhibit design excellence throughout the architectural styles and forms, articulation, and use of materials and finishes.</p> <p>The proposal represents a sustainable and conservative development approach through the retention of the existing hospital and the proposed expansion.</p> <p>The proposal will retain the existing heritage item on the site and proposes an alternative use that is appropriate for the item and the site.</p>	<p>Yes</p>	<p>-</p>