



BULLI AGED CARE CENTRE OF EXCELLENCE

Overview

NSW Health is proposing to develop an Aged Care Centre of Excellence (ACCE) at Bulli through a collaborative partnership between the Illawarra Shoalhaven Local Health District and IRT.

The development will see the construction of a new facility opposite the existing Bulli Hospital, to transform the site into a Centre of Excellence, which will deliver integrated health care for patients. The facility will focus on geriatric medicine, primary and community health services and residential aged care.

SCOPE

- 60 aged care beds managed by Illawarra Shoalhaven Local Health District
- 60 residential care suites managed by IRT with aged care licenses transferred from existing IRT facilities
- an Urgent Primary Care Centre will continue to provide medical services for Northern Illawarra residents and visitors who present with minor illnesses and injuries
- ambulatory care services including medical, nursing and allied health outpatient services
- integrated clinical and non-clinical support services

PROGRAM

AUGUST 2016	Schematic Design completed
LATE 2016	State Significant Development application to be lodged with the Department of Planning
EARLY 2017	Construction expected to begin

BUDGET

\$33.8 MILLION	\$19.3 million from NSW Health, \$14.5 million from the Restart Illawarra Infrastructure Fund
\$16.6 MILLION	from IRT

For further information

Please call Albert Vasquez on (02) 4222 5000
or email islhd-CapitalWorks@health.nsw.gov.au



Health
Infrastructure

OBJECTION SUBMISSION ON PROPOSAL
SSD 7751

OBJECTION STATEMENT

- | | | |
|-----|-------------------------|--------------------------|
| (1) | HEIGHT OF BUILDING | <u>PAGE: 3</u> |
| (2) | TREES ON NORTH BOUNDARY | <u>PAGES:</u>
4 - 17 |
| (3) | FIRE RATING B.A.L. - FZ | <u>PAGES:</u>
18 - 22 |
| (4) | PROPERTY VALUE | <u>PAGE: 23</u> |
| (5) | FLOOD ZONE | <u>PAGE:</u>
23 - 24 |
| (6) | CONCLUSION | <u>PAGE: 25</u> |

(1) OBJECTION :- BUILDING HEIGHT
RESIDENTIAL AGED CARE - SECTION

SUBMISSION FOLDER 2-2 DOES NOT SHOW NORTH - SOUTH CROSS SECTION THROUGH ANY PART OF THIS BUILDING.

THIS WOULD HAVE SHOWN HEIGHT OF THIS DEVELOPMENT OVERLOOKING OUR PROPERTY ON ITS NORTH BOUNDARY.

SURVEY PLAN DA 200401 HOWEVER SHOWS R.L^s (REDUCED LEVELS) ALONG NORTH BOUNDARY AT THE LEVEL OF OUR REAR FENCE LINE AND YARD - OF RL ∇ 28870 39 ORGANS RD

DRG N^o DA 200401 SHOWS LEVELS OF FLOORS WITH ROOF LINE RL ∇ 44200 WITH FINISHED ROOF ABOVE THIS RL. THIS MAKES THE BUILDING APPROX 15 TO 16.5 m ABOVE OUR GARAGE - BQ - ENTERTAINMENT - GROUND LEVEL. RL ∇ 28870

GARAGE CARPORT ARE ALSO USED FOR HOBBIES WELDING - CUSTOMIZING CARS - MAINTENANCE AND REPAIRS TO FAMILY CARS AND BOAT.

MAXIMUM HEIGHT OF BUILDINGS PERMITTED ON SUBJECT SITE IS 9m RELEVANT TO DEVELOPMENT STANDARD WLEP 2009. 15 TO 16.5 m ABOVE THE LEVEL OF OUR PROPERTY FAR EXCEEDS 9m. THE NORTH OF SUBJECT SITE - SHOW BALCONYS OVERLOOKING OUR PROPERTY, WE STRONGLY OBJECT TO THE EXORBITANT HEIGHT OF THIS PROPOSAL - LOSS OF PRIVACY IN OUR OWN YARD - POSSIBLE NOISE RESTRICTIONS BEING PLACED ON OUR LIFE STYLE - THE PURSUIT OF MY HOBBIES - DUE TO THE AGED CARE HOSPITAL TYPE DEVELOPMENT.

(2) OBJECTION :- TREES ON NORTH BOUNDARY
OF SUBJECT SITE

CONSIDERED DANGEROUS - NOT FIT FOR PURPOSE

TREES SHOWN IN APPENDIX - 2 - TREE LOCATION PLAN
N^os 12 - 13 - 14 - 15 - 16 - 17 TOWER OVER OUR SOUTH
BOUNDARY - FENCE - GARAGE - CARPORT - BQ - ENTAINMENT
AREA

MOORE TREES CONSULTING ARBORIST FOR HEALTH
INFRASTRUCTURE - STATE - TREE SPECIES ARE HILLS
WEEPING FIG WITH LOW ARCHING HABIT.

THEIR INSPECTION 28 JUNE 2016 ALL SHOWED NO VISUAL
DEFECTS - CONDITION GOOD - 17m HEIGHT - 7m SPREAD
ON 20/4/15 A LARGE BRANCH SPLIT FROM TRUNK OF
TREE 15. EVIDENCE STILL SHOWS TODAY. LANDING ON THE
ROOF OF OUR GARAGE - BOUNDARY FENCE \$5888. DAMAGE
TREE TO EAST SIDE OF TREE 12 HAS UPROOTED AND SPLIT.
STILL REMAINS LAYING DOWN ENBANKMENT FACEING NORTH
NOT SURE WHY THIS TREE WAS MISSED ON THE LOCATION
PLAN. STANDING OR HORIZONTAL - (DRAETMEN'S LINCESS
AS KNOWN IN THE OLD DAYS.)

A LARGE BRANCH FROM TREE 14 - SPLIT - FELL INTO CAR
PARK - AGAIN EVIDENCE STILL REMAINS - SEE PHOTO
7 TREES OF THIS SPECIES HAVE SPLIT OR UPROOTED OVER
THE YEARS. ONLY A STUMP OR TWO HIDDEN BY THE
UNDERGROWTH. THIS FIGURE WAS CONFIRMED BY BULLI
HOSPITAL GROUNDSMAN 21/4/15 8.00AM ALSO STATED
TREES OF THIS TYPE SHOULD NOT BE PLANTED AS THEY
ARE PRONE TO SPLIT UNDER ADVERSE WEATHER CONDITIONS
PHOTOS WERE TAKEN BY HIM FOR HOSPITAL RECORDS.

AFTER RECEIVING THE GREATEST RUN-AROUND - COME
BUCK PASSING. I ENDED UP ARRANGING A MEETING
WITH ILLAWARRA LOCAL HEALTH ON 6/5/15

DOVID CLARK - RISK ASSEMENT MANAGER

MARIE - HEAD OFFICE

MARCUS - BULLI HOSPITAL SITE GROUNDSMAN

DOVID (A) WILL ARRANGE REMOVAL OF BRANCH ETC.

27/5/15 BRANCH REMOVED - LEAVES LEFT BEHIND

(B) HAVE ARBORIST DO RISK ASSEMENT AND REPORT BACK.

15/5/15 MEETING WITH DOVID CLARK - WE WERE TOLD
GO THROUGH OUR INSURANCE APIA, AND
LOCAL HEALTH WILL PAY \$1000 EXCESS.

AS IT CAN BE CLEARLY SEEN BRANCH STARTED
TO SPLIT BEFORE THE STORM.

1/10/15 EXCESS PAID

5/10/15 RANG DOVID CLARK TO INQUIRE - RE - ARBORIST
REPORT NO REPLY. ADVISED LATER HE NO LONGER IS
EMPLOYED BY ILLAWARRA LOCAL HEALTH.

THIS TREE PROBLEM HAS BEEN GOING ON SINCE 20/4/15
WITH ARBORIST REPORT 28/6/16 NO DEFECTS - CONDITION
GOOD. I QUESTION THIS REPORT.

SEE PHOTOS ENCLOSED IN THIS OBJECTION STATEMENT
PAGES 8 TO 17.

FOR SAFETY SAKE REMOVE THESE DANGEROUS TREE'S

NOTE: THE GRAIN STRUCTURE OF THIS SPECIES TREE - AT BRANCH
TO TRUNK JUNCTION DOES NOT SEEM TO SUPPORT THE LONG
LOW ARCHING HABIT AND STARTS TO SPLIT. ADD THE WEIGHT
OF WATER ON EVERY LEAF. LENGTH OF BRANCH - LEVERAGE FORCE.
PLUS WIND ON JUNCTION AT TRUNK - WILL BE QUITE LARGE
CAUSING FAILURE. NOT TO BE USED TO BUILD SEAT BRACKET'S
FOR YOUR CLINKER BUILT BOAT.

ARBORIST REPORT 28 JUNE 2016

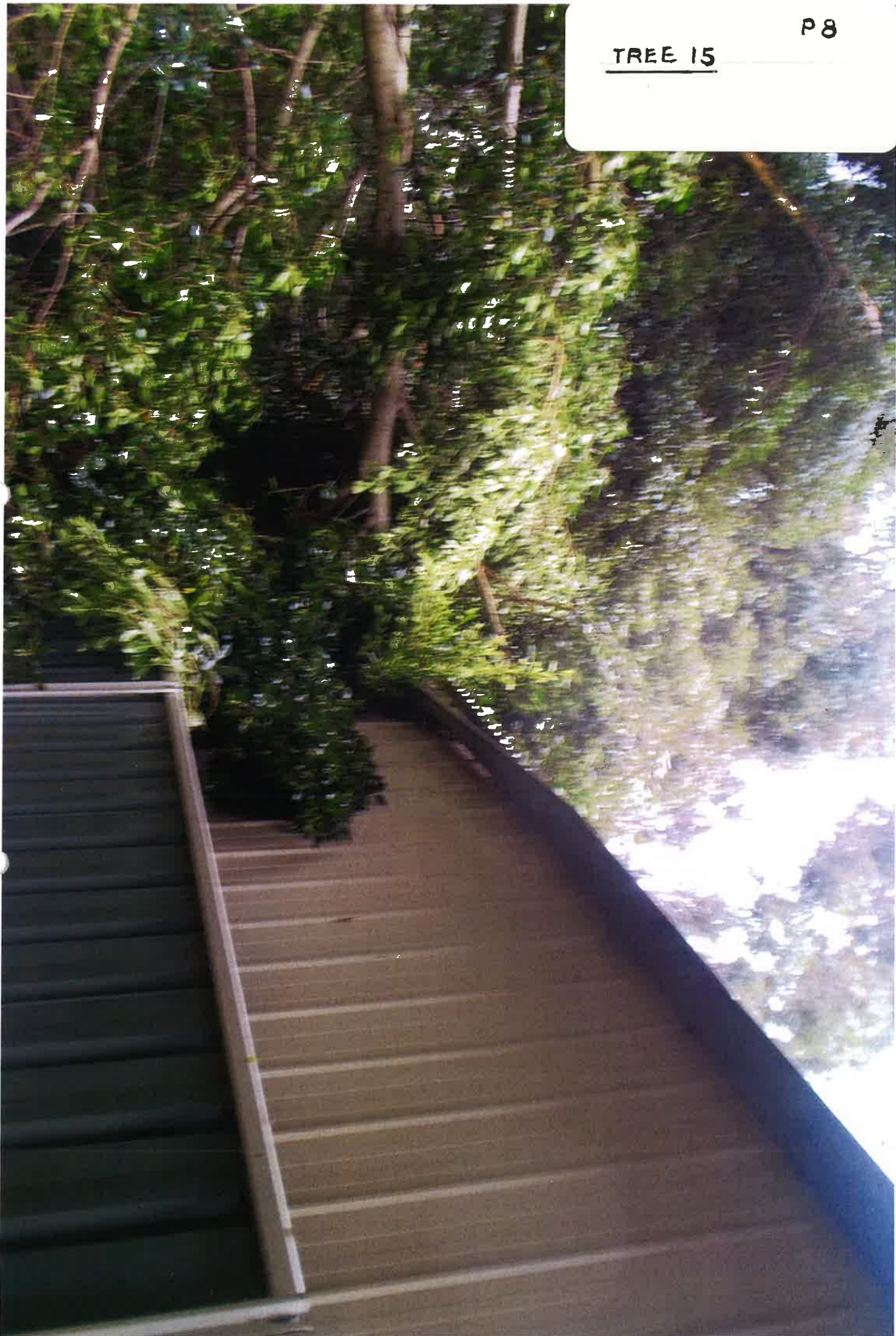
STATES:- TREES 11-19 HILLS WEEPING FIG COUNCIL
MAY APPROVE THEIR REMOVAL HOW EVER DO
PROVIDE A LARGE SCREEN AREA ALONG THE
NORTHERN FENCE. THESE TREES WILL
POTENTIALLY DOUBLE IN SIZE BOTH HEIGHT AND
WIDTH.

OBJECTION:- TREES ALREADY - DANGEROUS - REMOVE THEM

ALSO

RATED BAL - FZ.

BUSH FIRE ATTACK LEVEL - FIRE ZONE



TREE 15

ON GRACE



TREE 15

TRUNK DAMAGE SHOWS
DIRT START OF SPLIT



BOTTOM

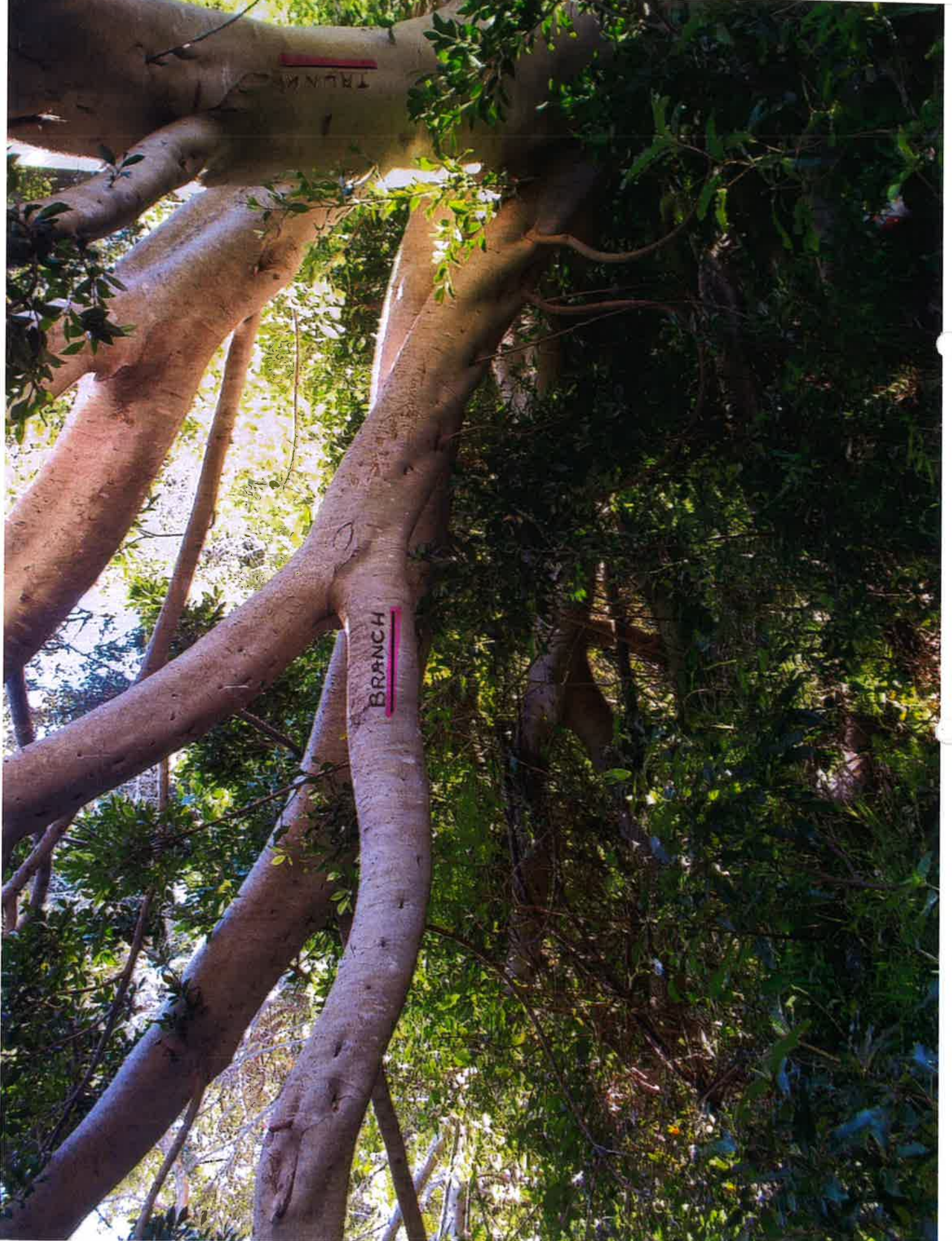
TREE 15

BRANCH

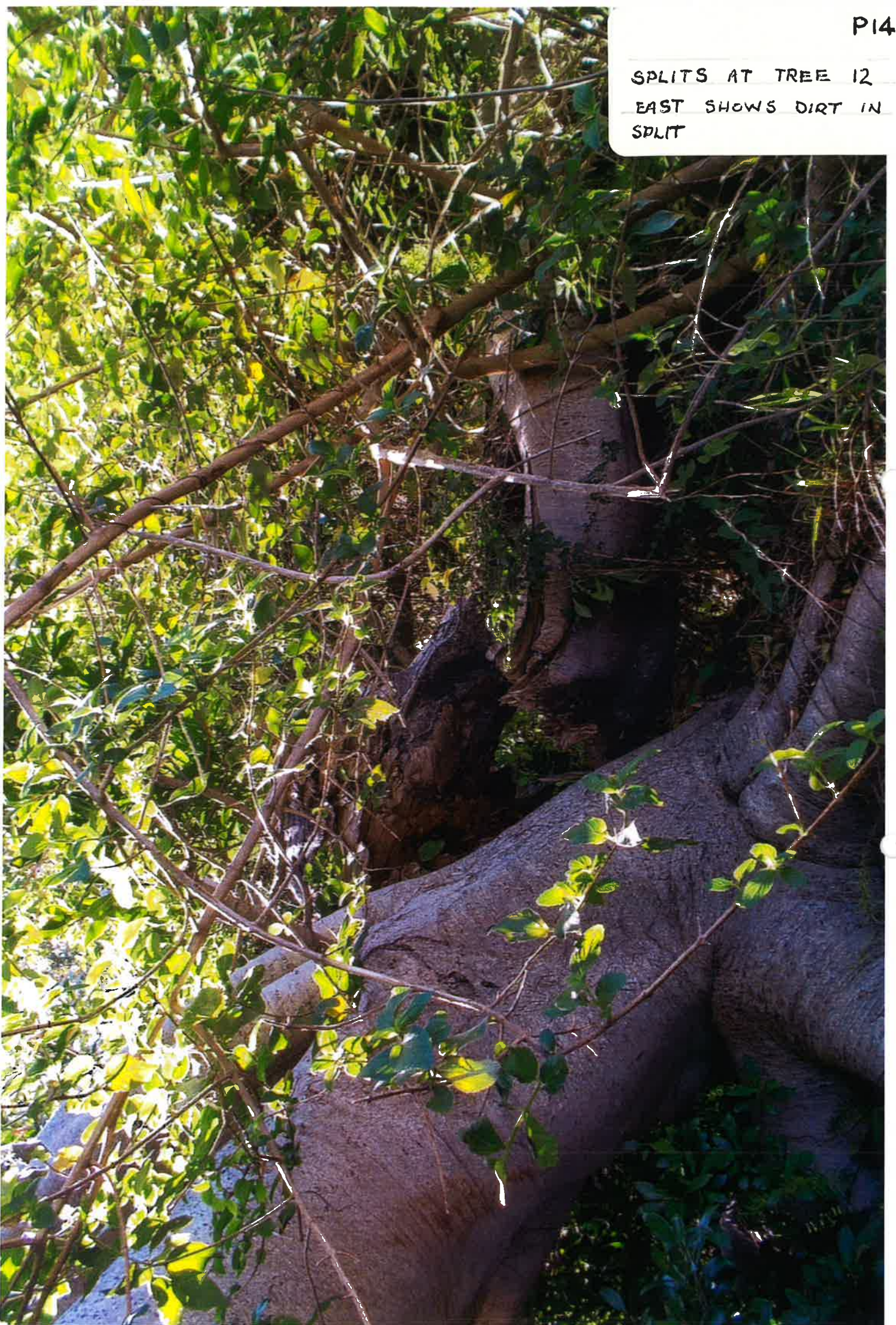


FALLEN TREE SSTILL REMAIN NOT SHOWNON ARBORIST LOCATIONPLAN-EAST OF TREE 12

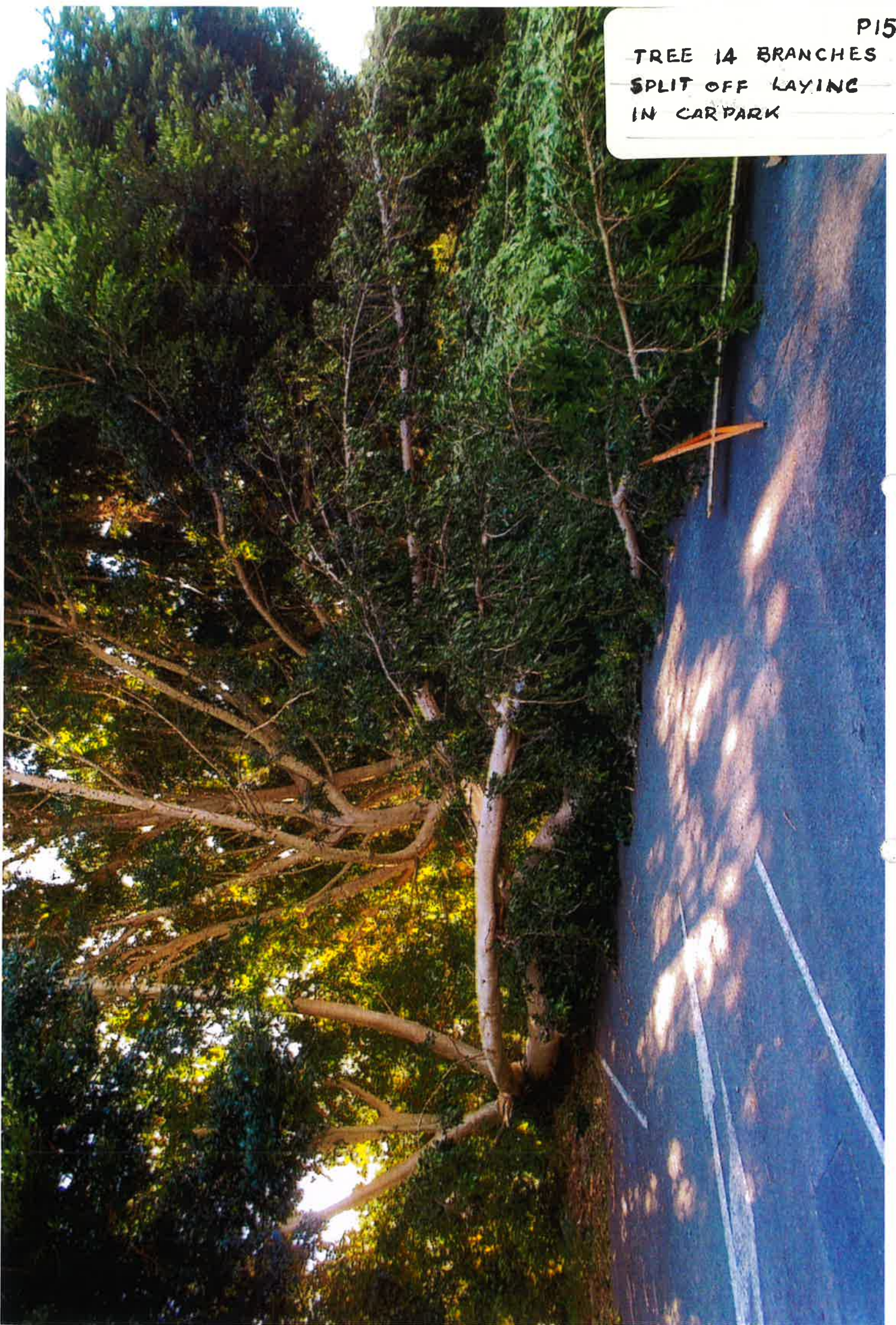
P13
TREE 12 FALLEN TREE IN
BACKGROUND
SHOWING NEAR TO
HORIZONTAL BRANCH



SPLITS AT TREE 12
EAST SHOWS DIRT IN
SPLIT



TREE 14 BRANCHES
SPLIT OFF LAYING
IN CARPARK



P16

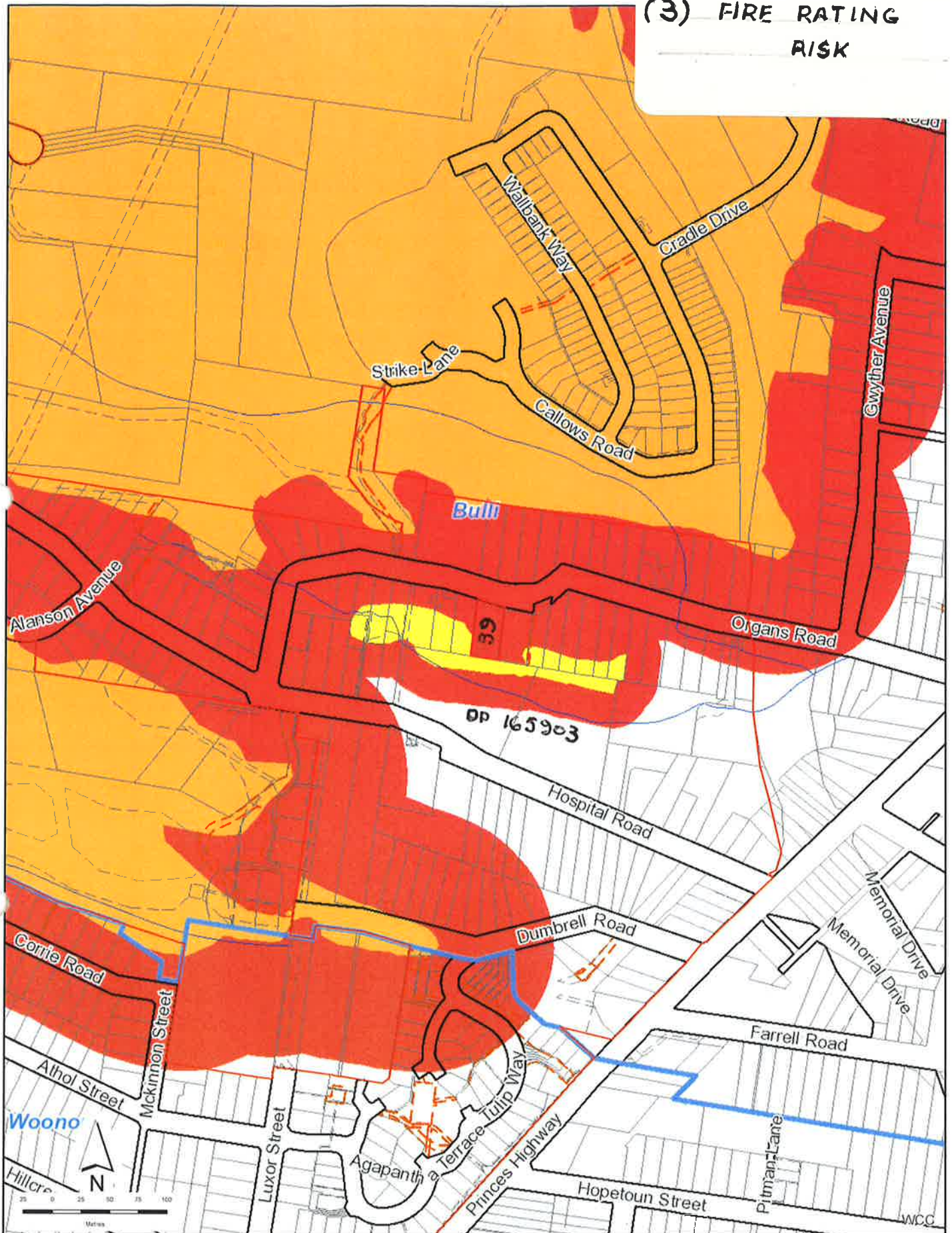
TREE 14 SHOWING
DIRT-UNUSUAL GRAIN
STRUCTURE NOT CONNECTED
TO TRUNK



TREE 14
BRANCHES REMOVED
REMAINS ON SITE
INTERESTING V SECTION



(3) FIRE RATING RISK



(3) FIRE RATING

Our Ref: A15218: NVD/JT

Tuesday 5th January, 2016

Gilda Barakat
Johnstaff
Level 12, 70 Pitt Street
SYDNEY NSW 2000



Attention: Gilda Barakat

Dear Gilda

**Re: Bushfire Assessment for
22 Hospital Road, Bulli (Lot 1 DP 165903)**

Travers bushfire & ecology (TBE) has been engaged to provide a bushfire assessment to guide the masterplan development for the proposed aged care facility at that above address.

The proposed development is located on land that is mapped by Wollongong Council as being bushfire prone (refer Figure 1). As a result the proposal is required to be assessed against the provisions of *Planning for Bush Fire Protection 2006 (PBP)*.

PBP outlines the bushfire protection measures required to be assessed for new development in bushfire prone areas. These measures include:

- Asset protection zones
- Building construction and design
- Access arrangements
- Water supply and utilities
- Landscaping, and
- Emergency management arrangements.

The proposed development is an integrated development under Section 91 of the *EP&A Act 1979*. Consequently, the proposed residential development will require a bushfire safety authority (BSA) from the NSW Rural Fire Service (RFS). The Commissioner must be satisfied that the proposal complies with *PBP* before granting a BSA.



Figure 1 – Bushfire prone land map

ABN 64 083 086 677
PO Box 7138
Kariong NSW 2250

38A The Avenue
Mt Penang Parklands
Central Coast Highway
Kariong NSW 2250

t: 02 4340 5331
e: info@traverseecology.com.au
www.traverseecology.com.au

(3) FIRE RISK

Although the site is mapped as bushfire prone a site inspection undertaken on 14th December 2015 has confirmed that the land to the north is managed.

In accordance with the Guide for Bush Fire Prone Land Mapping (Version 5b – November 2015) (GBFPLM) managed land is defined as land that has vegetation removed or maintained to limit the spread and impact of bushfire. This includes existing residential developed land, gardens and lawns. The vegetation to the north of the site is consistent with this definition as described in further detail within the bushfire assessment below.

There is a patch of unmanaged vegetation (mainly weeds) located within the residential allotments to the north-west (refer blue area in Figure 2). In accordance with section 7.1.2 of the GBFPLM this vegetation is excluded from being mapped as bush fire prone as it is a single area of vegetation less than 1ha (i.e. 0.1675ha in area) and greater than 100 metres separation from other areas of Category 1, 2 or 3 vegetation.

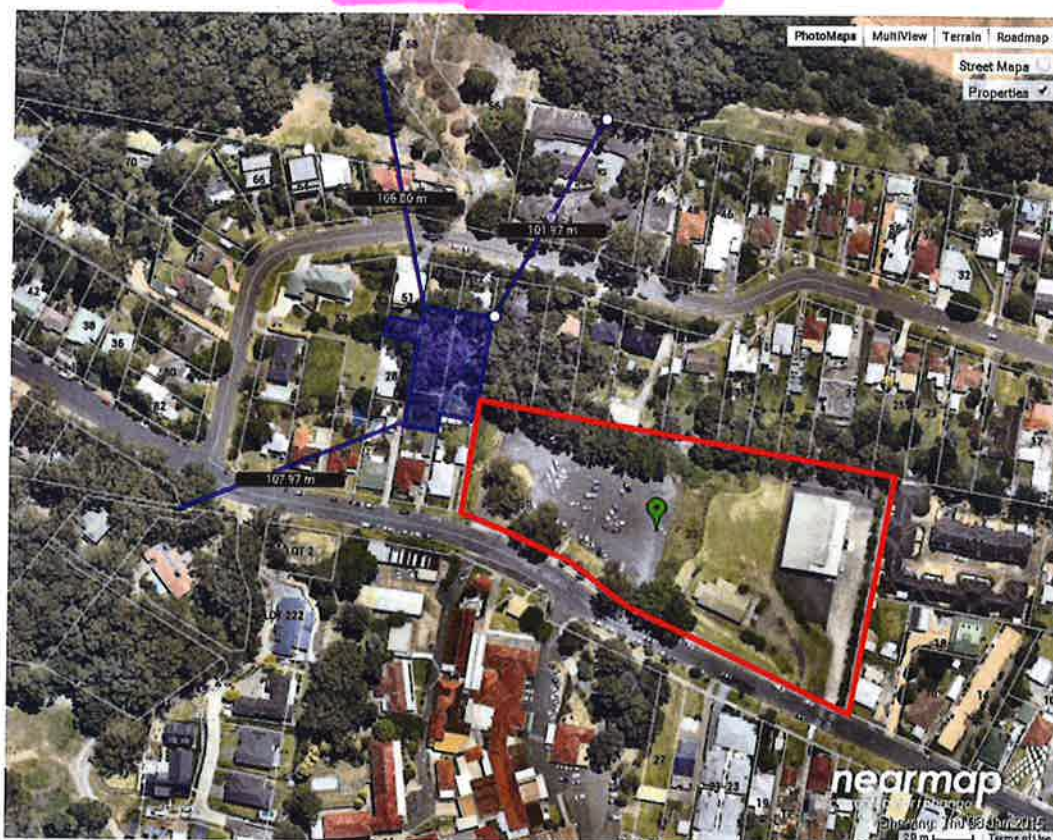


Figure 2 – Bushfire prone land map

It is therefore recommended that the bushfire prone land map is updated by Council to reflect the current management within the adjoining lands, which will result in the removal of Category 2 (yellow) and buffer (red) from the subject site.

Bushfire Assessment

PBP provides a methodology to determine the size of any APZ that may be required to offset possible bushfire attack. These elements include the potential hazardous landscape that may affect the site and the effective slope within that hazardous vegetation.

As outlined above a site inspection was undertaken in December 2015. The site is bound by managed residential land to many aspects. The land to the north contains canopy trees only

(3) OBJECTION : FIRE RISK

OUR HOUSE INSURANCE (APIA) NOW RATE US AS BAL - BUSHFIRE ATTACK LEVEL - FZ FLAME ZONE OF 68-8

RURAL FIRE SERVICES CALCULATION KIT PART - C STEP 5 SHOWS CATEGORIES OF BUSHFIRE ATTACK (AS 3959-2009) ANYTHING ABOVE B.L.A. - 40 TO BE FZ FIRE ZONE - MAXIMUM LEVEL COULD ADD UP TO OVER \$250 000 IN REBUILD COST.

TRYING TO OBTAIN INFORMATION BACK IN 2015 AND NOW 2017 - FROM WOLLONGONG COUNCIL. SAME OLD BUCK PASSING - NOT SURE. - GIVEN RURAL FIRE SERVICE KIT WORK IT OUT YOURSELF - PAY FOR INDEPENDANT STUDY.

THEY WILL NOT SAY WHAT COUNCIL FIRE RATEING OUR PROPERTY OR AREA - BAL COMES UNDER. UNOFFICALY - TOLD OUR RATEING - FZ (FLAMEZONE) BECAUSE OF TREES - UNDER GROWTH ALLONG NORTH BOUNDARY OF THE PROPOSED AGED CARE CENTRE.

BUSH FIRE ASSESSMENT BY TRAVERS BUSHFIRE ECOLOGY FOR THE SUBJECT SITE. STATE THE SITE IS MAPPED BUSHFIRE PRONE AND PROPERTYS TO THE NORTH ARE MANAGED LAND. THEY RECOMMEND WOLLONGONG COUNCIL UPDATE THEIR BUSHFIRE PRONE MAP WHICH WILL RESULT IN THE REMOVAL OF CATEGORY 2 (YELLOW) BUFFER (RED) FROM THE SUBJECT SITE.

ONE WOULD THINK (RED) FLAME ZONE - (YELLOW) BUFFER ZONE - VERY STRANGE - RED = STOP - DANGER
YELLOW SECTION SHOWN IN FIG 1 TRAVERS REPORT AND WOLLONGONG COUNCIL MAP IS THE AREA ON THE NORTH BOUNDRY OF LARGE TREES AND SCRUB

WHICH WILL CATCH FIRE FROM EMBER ATTACK AND STRONG WIND FROM THE SOUTH WEST AS IN THE LAST THREE MAJOR BUSH FIRES EXPERIENCED.

THIS YELLOW SECTION WILL BURN - THIS IS WHY OUR INSURANCE RATES US BAL-FZ (FLAME ZONE)

FLAME ZONES ARE OUTSIDE THE SCOPE OF AUSTRALIAN STANDARD AS 3959 - 2009

THIS RISK OF BUSH FIRE NEEDS TO BE REMOVED BEFORE APPROVAL FOR SSD 7751 IS GRANTED.

PHOTOS IN SECTION (2) DANGEROUS TREES SHOW SOME OF THE AREA. IN YELLOW ZONE PAGE 18 OF THIS OBJECTION STATEMENT

IN THE APPLICATION - AGED CARE CENTRE SSD 7751 NO PHOTOS OR NORTH TO SOUTH CROSS SECTIONAL ELEVATION SHOWING TREES ON THE NORTH BOUNDARY OVERHANGING GARAGE OR THE DIFFERENCE IN RL ▼ OF OUR YARD - GARAGE GROUND LEVEL TO THE TOP OF THE PROPOSED DEVELOPMENT. APPROX 15 TO 16.5m. THIS INFORMATION MAY HAVE HELPED TO EXPLAIN OUR OBJECTION TO HEIGHT - TREE - FIRE.

AFTER MANY YEARS WORKING - DESIGN - DRAWING OFFICE DEPARTMENTS. TO GLOSS OVER - NOT SHOW ETC. ETC. DRAUGHTSMEN LINGERS I SUPPOSE.

(4) OBJECTION:- PROPERTY VALUE

WE BELIEVE THIS DEVELOPMENT WILL AFFECT THE VALUE OF OUR PROPERTY - DUE TO ITS SIZE - LOSS OF PRIVACY IN OUR BACK YARD - THE POSSIBILITY OF SPECIAL NOISE CONSTRAINTS PLACED UPON THE USE OF OUR PROPERTY DUE TO THE NATURE OF THIS DEVELOPMENT.

PREVIOUS DISCUSSIONS WITH REAL ESTATE AGENTS - DEVELOPERS - SUGGESTED.

DUE TO THE SIZE OF LAND - 5 BEDROOM HOUSE - LARGE GARAGE IT WOULD APPEAL TO A LARGE RANGE OF BUYERS SMALL BUSINESS - TRADESMAN - PLUMBERS - ELECTRICIANS BUILDERS, WITH EXISTING CARPARK BEING A BUFFER ZONE. WOULD COMMAND A VERY HIGH PRICE.

NOT SO WITH THIS HUGE DEVELOPMENT OVERLOOKING OUR PROPERTY.

ALSO DEVELOPING BY WAY OF DUPLEX HOMES OR HOME UNITS - FLATS ETC. VALUE WOULD BE AFFECTED.

(5) OBJECTION:- FLOOD ZONE

MORE OF A QUESTION THAN OBJECTION

FLOODING SECTION 9.2.4 APPENDIX 10 OF SUBJECT SITE SHOWS MINOR FLOODING AT REAR OF AMBULANCE STATION NORTH WEST CORNER. ON DRG N° DA 010502 THIS DRAWING ALSO SHOWS HIGH RISK AND LOW RISK FLOODING IN OUR BACK YARD AT MUCH HIGHER RL WITH PROPOSED URGENT CARE UNIT BETWEEN BOTH LEVELS THIS DIFFERENCE IN LEVEL IS IN METERS BUT DOES NOT SHOW UP HAVING ANY AFFECT ON PROPOSED BULLI HOSPITAL URGENT CARE UNIT. SEE P 24

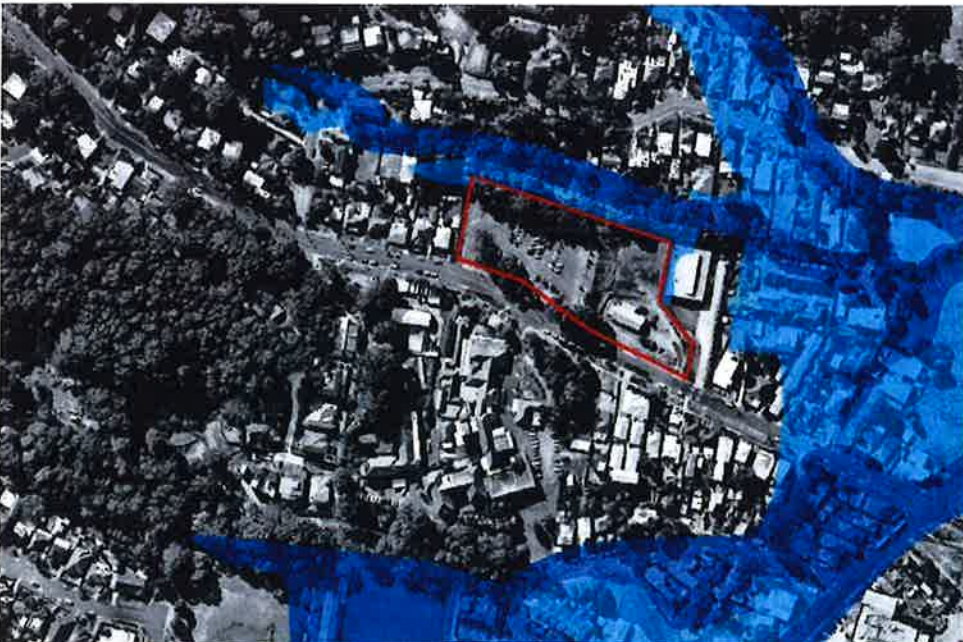
MAYBE THE PATIENTS CAN SWIM.



Bush Fire Risk

KEY

- VEGETATION BUFFER
- VEGETATION CATEGORY 1
- VEGETATION CATEGORY 2



Flood Risk

KEY

- FLOOD RISK - HIGH RISK
- FLOOD RISK - MEDIUM RISK



Bland Leese Partnership Pty Ltd
Architects & Urban Planners
Level 7/180 Flinders Street
Melbourne 3000
Victoria Australia
T +61 3 9656 5000
F +61 3 9656 5050
E info@blp.com.au
www.blp.com.au

Description

SITE ANALYSIS 2

Project No.

15617

Date

16/11/2016

Scale

@A3

Drawing Number

DA.01.0502

Revision

B

30/11/2016 9:41:48 AM

(6) CONCLUSION :-

- (a) BUILDING ON FILLED GROUND WHAT TYPE OF MATERIAL WILL BE EXCAVATED - COAL WASH - ASBESTOS - BLACK SLUDGE FROM HOSPITAL DIRTY WATER TREATMENT PLANT DEEP ENOUGH TO BOG A HORSE DOWN FLOWING INTO TRIBUTARY (1) WHARTONS CREEK CATCHMENT.
- (b) THE REMOVAL OF 80 CARPARKING SPACES
- (c) ONE ACCESS TO ORGANS RD WHEN NORTHERN DISTRIBUTER COMPLETED
- (d) ORGANS RD IS ALREADY TOO NARROW - SCHOOL BUS NOT ALLOWED - BUS STOP - CORNER HOSPITAL AND ORGANS RD PARKING OVER FLOW WILL BE FORCED IN TO ORGANS RD. SCHOOL BUS - GARBAGE TRUCK COMBINATION WITH PARKING BOTH SIDES OF NARROW ROADS - OLDER PEOPLE VISITING HOSPITAL - VERY HIGH RISK FACTOR.
- (e) ABOVE ITEMS WILL ALSO HAVE IMPACT ON RE SALE VALUES OF ALL PROPERTYS IN HOSPITAL AND ORGANS RD^s
- (f) I PERSONALLY BELIEVE THAT BULLI HOSPITAL BE REMOVED NEW DEVELOPMENT BUILT ON THAT SITE.
LESS VISUAL IMPACT - EXISTIN PARKING RETAINED
TWIN ACCESS - FRONT HOSPITAL RD - REAR SERVICE VEHICALS
AMBULANCE'S - LIFT ACCESS - FROM DUMBELL RD
EXCAVATE - FOR UNDER GROUND DOCTOR STAFF PARKING -
PLANT AND STORAGE - 2 LEVELS IF REQUIRED.
ACCESS FROM EXISTING CAR PARK UNDER HOSPITAL RD
LIFT TO RECEPTION
- (g) I REST MY CASE .