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Department of Planning & Infrastructure
GPO BOX 39
SYDNEY NSW 2001

APPLICATION

MP-2010/213/A

Date

23 August 2013

Dear Sir/Madam

Development	Redevelopment of Wollongong Hospital, comprising a new 6 storey building on the northern side of the site fronting Loftus Street to accommodate: <ul style="list-style-type: none">- a new Illawarra elective surgical service facility;- a new ambulatory care unit;- expansion of the existing emergency department; and associated demolition, including demolition and modification to Elouera House; and landscape and public domain works Modification for demolition of existing structures, removal of six trees and construction of six storey car park and alterations to facade of existing carpark
Location	Wollongong Hospital, 348-352 Crown Street, WOLLONGONG NSW 2500

I refer to your letter dated 19 June 2013 seeking Council's comment in regard to the Health Infrastructure (the proponent) request to modify the above project pursuant to Section 75W of the Environmental Planning and Assessment Act 1979.

Council has reviewed the modified proposal which includes amongst other amendments the construction of a six storey car park comprising 754 car spaces adjoining the existing hospital car park. Car parking in Wollongong CBD and particularly within the Hospital Precinct is in high demand and as such Council believes the inclusion of the additional car park will be extremely beneficial for the on-going operation of the hospital and this future expansion.

Council raises no objection to the proposed changes; however the following comments/conditions should be taken into account in the Department's assessment of the modified proposal.

Thank you for providing Council with an opportunity to review and supply comment on the proposed modification.

Should you require any further assistance with regard to this matter please contact Rachel Harrison, Senior Development Project Officer on 4227 7111.

Yours faithfully,



Greg Doyle
General Manager Acting
Wollongong City Council

Council comments	
1 Section 94A contribution	
	<p>The request for full exemption from Section 94A for the proposed car park is supported under Clause 12(i) of the Wollongong Section 94A Development Contributions Plan (2012). The proposed development is a good example of the type of infrastructure that Clause 12(i) is intended to provide exemption for.</p> <p>The applicant has provided a detailed submission in the Planning Report produced by Cardno dated June 2013 which is acceptable. With regard to the mechanism that provides that the development will remain in the form proposed into the future, Cardno advises that:</p> <p><i>“The proposed car park development has been designed to meet existing shortages and future demand for parking associated with Wollongong Hospital. This development will remain in the form proposed and due to its main purpose – to serve Wollongong Hospital – longevity of the development is guaranteed.”</i></p> <p>This mechanism is supported by the existing condition of consent E1 that requires either the construction of 296 additional car parking spaces, Works In Kind or payment to Council to address the parking associated with the development. It would be expected that any amended conditions of consent continue to provide that the car park is required to serve the development on an ongoing basis so no change of use or redevelopment of the car park could occur without a suitable alternative being provided to address car parking loss.</p> <p>The existing approval for the Hospital redevelopment does not currently contain a condition requiring payment of a Section 94A contribution other than as provided in condition E1 relating to car parking. Exemption to Section 94A for the overall redevelopment of Wollongong Hospital is supported under clause 12(i).</p>
2 Traffic Comments	
2a	The applicant cited increased vehicle queues as the primary reason for not reducing the number of access points to the car park development. However no SIDRA modelling has been undertaken for the car park access points to justify this statement or enable an assessment of future queue lengths on Dudley Street and New Dapto Road and any associated impacts. The applicant should provide this modelling for assessment by the Council and RMS prior to determination..
2b	Without appropriate signage and real-time information vehicles are likely to continue to favour the first car park entry. To address this issue the applicant should provide a signage plan and details/location of real time information devices to optimise parking efficiency and reduce on-street queuing/impacts for assessment by the Council and RMS prior to determination.
2c	Proposed disabled parking spaces should be situated on the same level as the pedestrian overbridge and as close to this link as possible. Current plans appear to propose disabled spaces on level 5 requiring access via lifts.
2d	There may be opportunities for the assessment and possible relocation of other existing disabled spaces to improve the accessibility of the car park.
2e	The applicant should indicate pedestrian circulatory areas within the car park.
2f	The applicant should clarify which areas of the car park provide long-term staff parking and which areas are for short-term use by patients and other visitors. Clarification is sought on which external access points would provide access to these areas. The applicant should also provide details of internal and external directional signage.
2g	On any revised plans submitted as part of this application, the applicant should shade the existing car park differently to the new car parking areas.
2h	The applicant should demonstrate how the proposed façade treatment addresses Clauses 3.3.2 (d) of Chapter D13 and Section 2 (Building Form - in particular point (d)); and Clause 3.4.1 (a) and (c) of Chapter E2 of Wollongong Development Control Plan 2009.

3 Landscape Comments	
3a	It is recommend the provision of a concrete pathway on the Dudley Street frontage of the proposed development site to assist with pedestrian circulation. The proposed footpath should have a maximum 2.5% cross fall.
3b	Street trees were possible should be incorporated on the Dudley Street frontage.
3c	In review of the submitted arborist report prepared by Moore Trees dated 31/5/2013 Council concurs that the existing trees on the site are not significant design constraints and could be removed in association with the development.
4 Stormwater Comments	
	The following conditions are suggested:
4a	Provision of a Hob - The edge of the driveway should be provided with a hob or dish drain to prevent surface water flows from entering the adjoining property.
4b	Overflow Paths – Overflow paths should be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage on the land. Blocked pipe situations with 1 in 100 year ARI events should be incorporated in the design. Overflow paths should also be provided in low points and depressions.
4c	Stormwater Entering Road Reserve - Provision should be made along the boundary of the property at the vehicular crossing/s to prevent stormwater entering the road reserve.
4d	Depth and Location of Services - The depth and location of all services (ie gas, stormwater, water supply, sewer, electricity, telephone etc) must be ascertained prior to the commencement of works on site.
4e	Details of Proposed Method of Connection of On Site Stormwater Detention - Details of the proposed method of connection of each On-site Detention (OSD) facility to Council's drainage system should be provided with the detailed drainage design for the site..
4f	Provide On Site Stormwater Detention - The developer should provide on-site detention storage for stormwater runoff from the development. The Site Storage Requirement (SSR) and Permissible Site Discharge (PSD) values for the site should be designed in accordance with Chapter E14 of Council's Wollongong DCP 2009. Details of each detention facility and SSR/PSD values should be submitted to Council prior to construction commencing.
4g	Certification for Landscape and Drainage - The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant to Council prior to works commencing, confirming that the landscape plan and the drainage plan are compatible.
4h	<p>Engineering Plans and Specifications – Retaining Walls - The submission of engineering plans and supporting documentation of all proposed retaining walls to Council prior works commencing. The retaining walls should be designed by a suitably qualified and experienced civil and/or structural engineer. The required engineering plans and supporting documentation should include the following:</p> <ul style="list-style-type: none"> • A plan of the wall showing location and proximity to property boundaries; • an elevation of the wall showing ground levels, maximum height of the wall, materials to be used and details of the footing design and longitudinal steps that may be required along the length of the wall; • details of fencing or handrails to be erected on top of the wall; • sections of the wall showing wall and footing design, property boundaries and backfill material. Sections shall be provided at sufficient intervals to determine the impact of the wall on existing ground levels. The developer shall note that the retaining wall and footing structure must be contained wholly within the subject property; • the proposed method of subsurface and surface drainage, including water disposal; • reinforcing and joining details of any bends in the wall; • the assumed traffic loading used by the engineer for the wall design.

4i	On Site Detention – Structural Design – Each on-site detention facility should be designed to withstand loadings occurring from any combination of hydrostatic, earth, traffic and buoyancy forces. Details should be provided to Council prior works commencing demonstrating these requirements have been achieved.
4j	On Site Stormwater Detention – Maintenance Schedule - A maintenance schedule for each on-site stormwater detention system should be submitted with the construction plans for the proposed development. The maintenance schedule should be in accordance with Chapter E14 of Council's Wollongong DCP 2009.
4k	On-Site Detention - Design Criteria – Each on-site stormwater detention facility should incorporate a minimum 900mm square lockable grate for access and maintenance purposes, and a suitably graded invert to prevent ponding (i.e. no sump). Also, details of the orifice plate including diameter of orifice and method of fixing shall be provided. Details should be provided to Council prior works commencing
4l	On-Site Detention – Identification - Details should be provided of a corrosion resistant identification plaque for location on or close to each on-site detention (OSD) facility. Each plaque should include the following information: <ul style="list-style-type: none"> • The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with. • identification number [MP2010/213/A] • any specialist maintenance requirements.
4m	Supervision of Engineering Works - All engineering works associated with the development should be carried out under the supervision of a practicing engineer.
4n	Piping of Stormwater to Existing - Stormwater for the land should be piped to Council's existing stormwater drainage system. Prior to undertaking the connection the developer should obtain a permit from Council's Development Engineering Manager.
4o	No Adverse Run-off Impacts to Adjoining Properties - The design of the development should ensure there are no adverse effects to adjoining properties or upon the land as a result of flood or stormwater run-off. Attention should be paid to ensure adequate protection for buildings against the ingress of surface run-off.
4p	Re-Direction or Treatment of Stormwater Run-off - Allowance should be made for surface run-off from adjoining properties. Any redirection or treatment of that run-off should not adversely affect any other property.
4q	48 Hrs Notification Prior to Works in Road Reserve - The applicant should consult with Wollongong City Council's Development Engineering Manager, giving 48 hours notice to arrange an on-site meeting, prior to any works commencing in any road reserve (footpath/carriageway). The purpose of the meeting will be to discuss any relevant issues such as a schedule of inspections, the need for a road opening permit and the provision of a traffic control plan as part of the works.
4r	Prior Approval from Council for any Works in the Road Reserve - Approval, under Section 138 of the Roads Act should be obtained from Wollongong City Council's Development Engineering Manager prior to any proposed interruption to pedestrian and/or vehicular traffic within the road reserve caused by the construction of this development. A traffic control plan prepared and implemented by a suitably qualified person should be submitted for approval, a minimum of five working days prior to the expected implementation. The traffic control plan should satisfy the requirements of the latest versions of Australian Standard AS1742 – Traffic Control Devices for Works on Roads and the RTA Traffic Control at Worksites Manual. Note: This includes temporary road closures for the delivery of materials, plant and equipment, concrete pours etc.
4s	Drainage - The developer should obtain a certificate of Hydraulic Compliance (using Council's M19 form) from a suitably qualified civil engineer, to confirm that all stormwater drainage and on-

	<p>site detention works have been constructed in accordance with the plans issued for construction. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor should be submitted to the Certifying Authority. These plans and certification should satisfy all the requirements stated in Chapter E14 of Council's Wollongong DCP 2009. This information should be submitted to Council prior to final occupation.</p>
4t	<p>Restriction On Use – On Site Stormwater Detention Facilities - The applicant should create a restriction on use under the Conveyancing Act 1919 over each on-site detention system. The following terms should be included in an appropriate instrument created under the Conveyancing Act 1919 for approval of Council:</p> <p>“The registered proprietor of the lot burdened must not make or permit or suffer the making of any alterations to any on-site stormwater detention system on the lot(s) burdened without the prior consent in writing of the authority benefited. The expression ‘on-site stormwater detention system’ shall include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to temporarily detain stormwater as well as all surfaces graded to direct stormwater to those structures.”</p> <p>Name of the authority having the power to release, vary or modify the restriction referred to is Wollongong City Council.”</p> <p>The instrument, showing the restriction, should be submitted to Council for endorsement prior to final occupation and the use of the development.</p>
4u	<p>Retaining Wall Certification - The submission of a certificate from a suitably qualified and experienced structural engineer or civil engineer to the relevant Certifying Authority is required, prior to occupation or commencement of the use. This certification is required to verify the structural adequacy of the retaining walls and that the retaining walls have been constructed in accordance with plans approved by Council.</p>
4v	<p>Positive Covenant On-Site Detention Maintenance - property owner(s) should undertake maintenance in accordance with the plans issued for construction On-Site Stormwater Detention System and Maintenance Schedule (MP2010/213/A).</p> <p>The instrument, showing the positive covenant should be submitted to Council for endorsement prior to occupation and the use of the development.</p>
4w	<p>On Site Detention, Structural Certification - The submission of a certificate from a suitably qualified practicing civil and/or structural engineer to Council is required prior to final occupation. This certification is required to verify the structural adequacy of each on-site detention facility and that each facility has been constructed in accordance with the plans issued for construction.</p>
4x	<p>Civil Works – Engineering Drawings - A detailed design plan shall be submitted for the drainage works proposed within the road reserve. This detailed design shall be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009. This information shall be submitted to Council's Development Engineering Manager for approval prior to the commencement of works within the road reserve.</p>
4y	<p>Stormwater Pipelines - A hydraulic grade line analysis and longitudinal section of the stormwater pipeline system connecting the site drainage to Council's existing drainage system shall be provided in conjunction with the detailed civil design for the development. The longitudinal section shall show the calculated hydraulic grade line, flows, velocity, pipe size/class, grade, inverts and existing/proposed surface levels.</p>
4z	<p>New Kerb Inlet Pits – New kerb inlet pits within the Dudley Street road reserve shall be constructed generally in accordance with Drawing N° 5000/C01/B of Wollongong City Council's Engineering Standard Drawings. The pit shall incorporate a minimum 1.8m pre-cast lintel and shall be connected to the existing pit with a minimum 375mm diameter reinforced concrete pipe. This work shall be done at the developer's expense.</p>
4aa	<p>Pipe Connection - All pipe connections to the existing pit within the road reserve shall be</p>

	constructed flush with the pit wall in accordance with good engineering practice. The developer shall ensure that the condition of the pit is not compromised and that the service life of the pit is not reduced as a result of the connection.
4bb	Drainage within Council Land WAE - The developer shall obtain written verification from a suitably qualified civil engineer, stating that the construction of the drainage infrastructure works within Council's road reserve has been undertaken in accordance with the approved construction plans. In addition, a full works-as-executed plan, prepared and signed by a Registered Surveyor shall be submitted. This plan shall include the location and levels of the drainage lines, structures and finished surface levels. This information shall be submitted to Wollongong City Council's Development Engineering Manager for approval prior to the commencement of use of the development.
5 Safer Community Action Team	
5a	CCTV and security It's noted the car park area will be monitored via CCTV. Adequate signage throughout all car park levels should promote use of CCTV.
5b	Surface of the Car park Recommend surfaces in the car park should be painted light coloured or light grey concrete to reflect as much light as possible.
	The following conditions are suggested
5c	CPTED - Public Space lighting The area of the subject site which can be accessed by the public must have lighting provided in accordance with AS1158 (1999) or AS4360 (1999)
5d	CPTED - Design Measures The development shall incorporate appropriate design measures to minimise any crime risk to patrons or staff and motor vehicles within the car parking areas, including (but not limited to) the following: <ul style="list-style-type: none"> • Landscape treatment which allows visibility from the road way and other public areas; • Landscaping at ground level provided which is difficult or uncomfortable to hide in or traverse • Ensure that fire rated doors in the car park have a clear glass panel located no more than 1.5 m from the floor. The panel shall have a minimum dimension of 300 mm x 300 mm to allow visual surveillance within the stairwell and/or next room/space. • Provide clearly marked and sign posted visitor car parking displaying way-finding signs, clearly marked exists with consideration to the use of colour and a coded system to enable car park users to easily locate and remember car park location. • Encourage use of surfaces on the external perimeter that deter incidence of graffiti • Encourage planting, where possible, adjacent to the perimeter of the building to minimise opportunities for graffiti to occur.
5e	CPTED - Light Spillage Mitigation The development shall provide suitable light spillage mitigation measures within the development to mitigate against any adverse light spillage impacts upon surrounding properties. This requirement shall be reflected on the Construction Certificate plans. The implementation of the approved light spillage mitigation measures is required prior to the use or occupation of the development.