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Department of Planning & Infrastructure
GPO BOX 39
SYDNEY NSW 2001



PCU048461

APPLICATION

MP-2007/70/A

Date

25 September 2013

Dear Sir/Madam

Development	Demolition of the existing structures, construction of a signalised intersection and development of a new 8 storey, 154 bed, medical and health facility (Wollongong Private Hospital) – Modification 1
Location	364 Crown Street, WOLLONGONG NSW 2500, Cram House, 360-362 Crown Street, WOLLONGONG NSW 2500, 9 Urunga Parade, WOLLONGONG NSW 2500, 11 Urunga Parade, WOLLONGONG NSW 2500


I refer to your letter dated 19 July 2013 seeking Council's comment in regard to the Donald Cant Watts Corke Pty Ltd (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 and raises no objection to the proposed changes; however the following comments/conditions as attached are requested to be considered in the Department's assessment of the modified proposal.

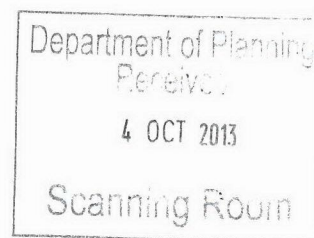
Thank you for providing Council with an opportunity to review the proposed modification.

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

Yours faithfully



David Farmer
General Manager
Wollongong City Council



Wollongong City Council Comments	
1. Traffic	
1a	There are concerns that the service access onto Urunga Parade will result in safety impacts for all road users, as trucks and other service vehicles reverse into the loading dock from the public road. The use of the road reserve for manoeuvring is not supported. All manoeuvring should take place wholly within the loading bay and within the curtilage of the site (Clause 9.1 (2) of Chapter E3 of Council's DCP).
1b	The width of the proposed Urunga Parade service driveway is excessive and will reduce on-street car parking opportunities in an area where there is a high demand for public car parking. As well as presenting poorly to the street the wide driveway/service area would result in reduced priority and safety of pedestrians, cyclists and other road users.
1c	The location of the proposed car park boom gate access must comply with the guidance provided in Appendix D (pp71) of AS2890.1 to ensure that vehicles do not queue back to the Crown Street signals.
1d	The applicant will need to clarify how pass-by pedestrian traffic will be managed at the proposed Crown Street signals.
1e	The proposed Green Travel Plan is supported. The applicant should seek to appoint a Travel Plan Coordinator upon first occupation, and put forward 'measurable' targets to reduce car use to/from the development and encourage sustainable modes of transport.
1f	Visitor bicycle parking needs to be accessible from the ground floor; in a location with good passive surveillance with adequate weather protection.
1g	Council's DCP requires shower and change facilities to be provided for employees to encourage walking and cycling to work. The number of showers and personal lockers vary according to the number of bicycle spaces required. For more information the applicant should refer to Clause 7.3 and Table 1 of Chapter E3 of the DCP. It should be noted that these modifications would be key to a successful Green Travel Plan.
1h	The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS2890.1.
1i	The main entry point to the building shall be in accordance with the current relevant Australian Standard 1428.1 - Design for Access and Mobility - Part 1 General Requirements for Access - Buildings. The proposed pedestrian ramps within the car parking areas shall incorporate gradients (with suitable landing intervals) in accordance with the current Australian Standard.
2. Heritage	
	<p>The proposed altered building works are generally similar to the previously approved, and thus this part of the proposal is deemed generally acceptable. However, the proposed new signage appears excessive, both in terms of number of signs and their size and design.</p> <p>It is noted that there are nine signs defined in the proposal, organised in five locations/groups to be placed on three elevations (east, west and Crown Street). The largest of these signs (Nos. 5) spans over 20m and is 1.2m high. Each of the signs Nos. 5 and 7 spans over 17 metres, and is 1.2m high. Each of these three largest signs is accompanied with a company logo 2.1m wide by 1.5m high. Effectively, this creates signage groups which act as three individual oversized signs, each 20-25m wide and 1.5m high.</p> <p>With encircled backgrounds, this would create a signage area exceeding 90 square metres. This would seem to be in excess of a reasonably expected building identification and would have an adverse impact on townscape due to its undue size and subsequent visual prominence.</p>

	<p>The textual contents of signage reads “Wollongong Private Hospital”. Interestingly, in this identification message the first two words are emphasized by bolding, while the third is not; this raises question why is the word “Private” prioritised over the word “Hospital” in such a way. In summary, the proposed building works are generally acceptable, however, it is deemed that proposed signage is overly large and it is recommended to:</p> <ol style="list-style-type: none"> Reduce dimensions of all proposed signs by about 50% and In textual contents of all signs, apply consistent bolding (or lack of bolding) in all the three words of identification of the site as “Wollongong Private Hospital”.
3. Stormwater	
	<p>Section 5.6 of the report by McKenzie Group Consulting Planning dated July 2013 indicates that on-site detention is now considered necessary due to the increase in impervious area (assumed for catchment B). However there is no increase in impervious area for Catchment B according to the civil plans by Henry & Hymas, which actually show a decrease in impervious area from the pre-developed case.</p> <p>The on-site detention system proposed for Catchment ‘B’ is in conflict with the landscape plan. In particular the ‘StormTech’ chamber detention system is in conflict with the feature trees proposed along the Crown Street frontage. The proximity to the trees has the potential to significantly damage the detention system and result in a loss of integrity of its main functions to detain stormwater and convey flows to the street.</p> <p>Other potential issues with the proposed chamber detention system include difficulties with access and maintenance, the inability to detain stormwater due to the permeable membrane, and the potential loss of available storage volume due to the ingress of surrounding groundwater flows through the permeable membrane.</p> <p>With respect to the above items, an alternate stormwater management design is required for Catchment ‘B’. It is requested the alternate design be submitted to Council for further review prior to the issue of the modified Project Approval.</p>
4. Landscape	
	Requested conditions
4a	<p>Trees to be Removed</p> <p>The developer has permission to remove the existing trees on site as indicated on the submitted Landscape Concept Plan by Context.</p>
4b	<p>Footpath Pavement</p> <p>The developer is responsible for the construction of footpath paving for the entire frontage of the development. The footpath must be installed to the satisfaction of WCC. A minimum two percent (2%) maximum two and a half percent (2.5%) cross fall to be provided from property line to back of kerb. This requirement shall be indicated on the final Landscape Plans submitted to the Principal Certifying Authority, prior to the release of the construction certificate.</p>
4c	<p>Pavement – Crown Street and Urunga Parade:</p> <p>Main body of pavement to be ‘Sante Fe, Illiad’ by Adbri Masonry Pty Ltd (or approved equivalent) dark grey, honed finish, 300 x 300 x 50mm. Contrasting band to be ‘Sante Fe, Off White’ by Adbri Masonry Pty Ltd (or approved equivalent) ivory coloured paving unit, honed finish, 300 x 300 x 50mm.</p> <p>Driveway pavement to be ‘Brickpave, Illiad’ by Adbri Masonry Pty Ltd (or approved equivalent) dark grey, honed, 230 x 113 x 80mm paving units in a herringbone pattern, contrasting band to be Hanson ‘Brickpave, Off White’ (or approved equivalent) ivory coloured paving unit, honed finish, 230 x 113 x 80mm.</p> <p>Samples to be approved by WCC Infrastructure Division.</p> <p>Sealant:</p> <p>Penetrating sealer ‘Uni Seal’ by Spirit Marble & Tile Care Pty Ltd (or approved equivalent).</p>
4d	<p>Street Trees</p> <p>Provide street tree planting to Urunga Parade, species <i>Elaeocarpus reticulatis</i>, size 200L at shown</p>

	on the Landscape Concept Plan. Tree pits must be detailed in accordance with the Public Domain Technical and installed to the satisfaction of WCC Manager City Works. Contact Dial Before You Dig and undertake any necessary pot holing to determine the location of existing services before excavating tree pits. This requirement shall be reflected on the Construction Certificate plans and any supporting documentation
4e	Final Landscaping Plan The submission of a final Landscape Plan in accordance with the requirements of Wollongong City Council Landscape DCP 2009 Chapter E6 Landscape and in accordance with the approved Landscape Plan (ie as part of this consent) for the approval by the Principal Certifying Authority, prior to the release of the Construction Certificate.
4f	Provisions of Taps/Irrigation System The provision of common tap(s) and/or an irrigation system is required to guarantee that all landscape works are adequately watered. The location of common taps and/or irrigation system must be indicated on the Landscape Plan for the Construction Certificate, as detailed in the Wollongong City Council Landscape Technical Policy No 98/4. This requirement shall be reflected on the Landscape Plan prior to the release of the Construction Certificate.
4g	Certification for Landscape and Drainage The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant to the Principal Certifying Authority prior to the release of the Construction Certificate, confirming that the landscape plan and the drainage plan are compatible.
4h	Landscape Maintenance Plan The implementation of a landscape maintenance program in accordance with the approved Landscape Plan for a minimum period of 12 months to ensure that all landscape work becomes well established by regular maintenance. Details of the program must be submitted with the Landscape Plan to the Principal Certifying Authority prior to release of the Construction Certificate.
4i	Copy of Consent to be in Possession of Person carrying out Tree Removal The applicant/developer must ensure that any person carrying out tree removal/vegetation clearance is in possession of this development consent and/or the approved landscape plan, in respect to the trees/vegetation which have/has been given approval to be removed in accordance with this consent.
5. Section 94A Contributions	
	<p>The original section 94A contribution payable was \$1,144,285.46. Resulting from the proposed amendments the overall project costs have been reduced. The total contributions would now be 1% of \$88,022,096 this being \$880,220.96.</p> <p>It is agreed that the Section 94A contributions be staged in line with each construction certificate, being three (3) stages in total. Each Stage and associated costs have been identified in the attached Cost Estimate Report provided by the proponent. The applicable section 94A contribution is 1% of estimated cost identified for each stage.</p>

Cost Estimate Report

OVERALL PROJECT COST ESTIMATE
WOLLONGONG PRIVATE MEDICAL & SURGICAL HOSPITAL
27/08/2013 - based on tender offer 27-08-13

**DONALD
CANT
WATTS
CORKE**

COST ELEMENT	EARLY WORKS	BASE BUILD COSTS	FITOUT		NOTES
			TOTAL		
Construction Works					
1 EO for other than VENM		-			
2 Bulk Excavation	3,121,550	-			
3 Basement Perimeter Wall		-			
4 Sub Structure		7,518,908			
5 Columns		1,392,427			
6 Upper Floors		8,186,197			
7 Stairs		657,300			
8 Roofs		1,829,382			
9 External Wall/Windows		2,601,475			
10 Windows		3,273,769			
11 External Doors		114,030			
12 Internal Walls & Screens		3,215,769	2,242,979		
13 Special equipment		246,750	147,000		
14 Internal Doors		313,320	1,023,960		
15 Wall Finishes		229,336	657,825		
16 Floor Finishes		596,766	1,050,294		
17 Ceiling Finishes		496,524	1,257,979		
18 Fitments		314,391	3,383,919		
19 BWIC		410,000	415,000		
20 OSD Tank		130,431			
21 External Works		646,769			
22 Street works Landscape		52,500			
23 Construction Works Sub-Total	3,121,550	32,226,044	10,178,956		
Services Works					
24 Hydraulics		2,825,750	2,650,775		
25 Mechanical		2,613,364	5,969,255		
26 Medical Gas		250,000	1,761,740		
27 Fire Service		1,162,500	533,250		
Substation kiosk		250,000			
28 Electrical		4,103,284	3,723,804		
29 Lifts		1,475,000			
30 Dumb Waiter		-	105,000		
31 Services Works Sub-Total	-	12,679,898	14,743,824		
Other Costs					
32 Ground contamination	-	-			
34 Traffic light mod		210,000			
35 Provisional Sums Sub-Total	-	210,000	-		
Preliminaries & Fees					
36 Preliminaries and Supervision	1,276,874	5,958,750	2,990,734		
39		-	-		
40 Preliminaries & Fees Sub-Total	1,276,874	5,958,750	2,990,734		
41 Sub-Total	4,398,424	51,074,692	27,913,514		
42 Escalation	-	850,000	492,564		
43 Sub-Total	4,398,424	51,924,692	28,406,078		
44 Margin	250,979	1,967,946	1,076,590		
45 Total	4,649,403	53,892,638	29,480,055		
46 TOTAL PROJECT COSTS EARLY WORKS - CC 1 (excl. GST)					
47 TOTAL PROJECT COSTS BASE BUILD - CC 2 (excl. GST)					\$ 53,892,638
48 TOTAL PROJECT COSTS FITOUT - CC 3 (excl. GST)					\$ 29,480,055
49 TOTAL PROJECT COST (excl. GST)					\$ 88,022,096