

Preferred Project Report

Response to Key Issues
Revised Statement of Commitments

Life City Wollongong

Including Tertiary Teaching Referral Inpatient Hospital

Lot 4 DP 258635 Warwick Street; Lot 2 DP 534116 Nottingham Street
Lot 2 DP 249814 York Street; Lot 21 DP 1008877, Lot 2 DP 860917 Berkeley



by TCG Planning
24 October 2013

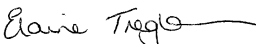
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We certify that the information contained in this Preferred Project Report is neither false nor misleading and based on information we take to be truthful and correct at the time of printing.

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1 Executive Summary

On 30 November 2012, TCG Planning submitted a Concept Plan and Environmental Assessment for a proposed Hi-Tech Holistic Cancer and Medical Hospital Facility to be known as "Life City Wollongong" (*Director General Requirements Ref MP10-0147 dated 26 October 2010*). A subsequent Environmental Assessment was submitted to the Department of Planning following a Test of Adequacy in February 2013. The application was placed on public exhibition from 6 March to 12 April 2013.

Following review of the submissions from government agencies (including the Department of Planning and Infrastructure), Wollongong City Council and members of the public, the project was significantly modified and reduced in scale and a Preferred Project Report was submitted on 31 May 2013.

A subsequent review of the Preferred Project Report and a peer review of the traffic and geotechnical reports prepared for the project, resulted in the Department of Planning and Infrastructure advising that the project should be further modified and reduced in scale. Specifically, the Department recommended a reduction in the level of traffic utilising the Nolan Street entrance, preferably through the removal of the auditorium facilities and the retention of as much as feasibly possible of the Illawarra Subtropical Rainforest located in the eastern portion of the site. A reduction in the quantity of excavation was also sought.

Accordingly, further significant modification to the Concept Plan has occurred. This revised Preferred Project Report has now been prepared to address the amendments to the project and to confirm the manner in which the issues raised by the Department and within the peer review have been addressed. In brief, the amendments which have been incorporated within the revised Concept Plan include:

- The relocation of the Stage 1 Medical Centre, Day Surgery and Respite Care Centre to a position adjacent to the Warwick Street entrance, where the Stage 7 Residential Care Facility was previously located. This has resulted in the retention of the majority of the Illawarra Subtropical Rainforest on the site, allowing for maintenance and regeneration of this vegetation community.
- Removal of part of Stage 4 of the project which comprises the research, library, lecture theatre and auditorium complex to reduce the traffic generated by the project which utilises the Nolan Street access.
- Combining of the Stage 4 Ancillary Accommodation with the Stage 5 Medi Serviced Apartments to incorporate the accommodation for staff, patients and visitors in one building, known as the Stage 2 Medi Hostel and Medi Serviced Apartments.
- The Nolan Street access will be constructed in Stage 2 in conjunction with the Medi Hostel and Medi Serviced Apartments and at this time access from Warwick Street will be restricted to ingress/egress only to the Stage 1 (Medical Centre and Day Surgery) and emergency vehicles;
- The relocation the Stage 7 Residential Care Facility to the position of the previous Stage 4 Accommodation and Research Facility, to therefore allow for siting of Stage 1 (Medical Centre, Day Care Centre, Child Care Centre and Respite Care) adjacent to the Warwick Street access.
- A reduction in the level of excavation required for the project, reduced from the 78,191m³ of cut which was previously proposed to a net cut of 14,000m³.

In addition to the amendments to the scale and layout of the Concept Plan additional site investigation are also underway to provide further information regarding the geotechnical constraints and potential nature and extent of the contamination on the site. A revised Geotechnical Assessment and Site Contamination Assessment will be submitted to the Department when site investigation and testing are complete.

2 Introduction

2.1 Purpose of the Preferred Project Report

This revised Preferred Project Report has been prepared by TCG Planning on behalf of Delbest Pty Ltd to seek approval for the amended Concept Plan for Life City Wollongong. This Report has been specifically prepared in response to the issues raised by the Department of Planning and Infrastructure and during peer review of the traffic and geotechnical documentation which was submitted in May 2013. This report outlines the amendments to the proposed development (ie. The 'Preferred Project') and also addresses the measures, within a revised Statement of Commitments, which have been recommended to minimise potential environmental and amenity impacts.

2.2 Background

The proposal has been declared as a development that is captured under Schedule 1, Group 7, Clause 18 of State Environment Planning Projects 2005 (Major Projects), being a hospital development valued at more than \$15 million. Therefore, the proposed development is a project to which (repealed) Part 3A of the Environmental Planning and Assessment (EPA) Act 1979 applies. In this regard, the Deputy Director-General of the (then) Department of Planning, as a delegate for the Minister for Planning, provided a clause 6(1) opinion dated 26 September 2010 confirming that the development is a project to which Part 3A of the Environmental Planning and Assessment Act 1979 applies and granting authority to the submission of a Concept Plan under section 75M of the EPA Act, 1979.

For the original Concept Plan, an Environmental Assessment was prepared in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation, 2000 together with the Director General's Requirements which were issued on 26 October 2010 by the Department of Planning & Infrastructure.

On 30 November 2012 this Environmental Assessment and Concept Plan was submitted to the Department, following which an initial test of adequacy was carried out. Following this test, a final Concept Plan and Environmental Assessment were submitted on 7 February 2013.

Public exhibition occurred from 6 March to 12 April 2013 during which seven (7) public submissions were received, together with submissions from Wollongong City Council, the NSW Office of Environment and Heritage, the Environmental Protection Authority and Sydney Water.

Following this, the Director for Metropolitan & Regional Projects South of the Department of Planning and Infrastructure wrote to TCG Planning requesting that a Preferred Project Report be prepared to address the issues raised within the submissions and by the Department; to demonstrate measures to minimise any environmental impacts of the proposal; and incorporate a revised Statement of Commitments.

The revised Concept Plan prepared in May 2013 incorporated the following amendments:

- A reduction in the gross floor area of the project from 61,889.54m² to 47,059.68m²;
- Removal of Stage 8 – Healthcare Technical High School from the proposal;

- Redesign of site building layout whereby all buildings are now contained within the northern catchment, primarily achieved through the removal of the seniors living development from the southern portion of the site and the relocation of all other stages to the northeast of the ridgeline on the site.
- A reduction in building heights, to ensure that the roofline of all buildings is below the ridgeline.
- The Nolan Street access was brought forward to Stage 3, in conjunction with the Hi-Tech Holistic Cancer and Medical Hospital. Following the construction of the Nolan Street access the Warwick Street access would provide limited access only, with no linkage between Nolan Street and Warwick Streets;
- Provision of a 25m setback to properties in Hopman Crescent.

Following the Department's review of the Preferred Project Report; the obtaining of a Peer Review by SKM of the Geotechnical Report prepared by Coffey Geotechnics; and the obtaining of an updated Peer review by ARUP of the revised Traffic and Transport Assessment prepared by GHD, the Department has raised three (3) key issues which it seeks to address prior to determination of the application. In brief the issues are traffic generation to Nolan Street; vegetation retention; and the need for further geotechnical/contamination investigations, preferably accompanied by a reduction in the extent of excavation on the site.

In response to the matters raised, the revised Concept Plan dated October 2013 now incorporates the following amendments:

- The Stage 1 Medical Centre, Day Surgery, Respite Care and the Child Care Centre have been relocated to a position previously occupied by the Residential Care Facility (RCF). The RCF has been relocated to the position previously occupied by the medi serviced apartments (following the combining of this stage with the ancillary accommodation). This allows for retention of the majority of the vegetation which the Office of Environment and Heritage suggests is Illawarra Subtropical Rainforest.
- There has been significant reduction in the scale of the Stage 4 development achieved through the removal of the convention, auditorium, library and lecture theatre components. The 24 'Medi Motel' rooms proposed within this stage will now be amalgamated with the 'Medi' Serviced Apartments and will now contain only an ancillary café and activity room for use by residents. Hence, this one stage (now proposed as Stage 2) will contain 24 'Medi' Motel units and 18 'Medi' Serviced apartments for doctors, health care professionals, staff, patients and their visitors. This stage will be constructed as Stage 2, after the construction of the Stage 1 Medical Centre and Day Surgery and will provide a place of temporary residence, particularly for patients who may attend the day surgery for procedures from outside of the local area. Visiting professionals from outside of the local area who practice at either the Stage 1 Medical Centre and Day Surgery or Stage 3 Hi Tech Holistic Cancer and Medical Hospital will also utilise this facility.
- The removal of the convention and auditorium facilities will also significantly reduce the peak hour vehicle movements on Nolan Street.
- The Nolan Street access will be constructed in conjunction with the Stage 2 Medi Hostel and Medi Serviced Apartments.
- The level of excavation within the development has now been minimised through a reduction in the extent of basement parking within the development; changes to the design and siting of buildings; and by relocating the hospital 5m to the west, to reduce the level of cut into the embankment.

2.3 Overview of Development

The key components of the amended Concept Plan are as follows:

- A 320 bed hi-tech, tertiary teaching, referral, inpatient holistic cancer and medical hospital facility;
- A holistic health course for a range of healing therapies;
- A day surgery, medical centre, respite care centre and specialist rooms;
- 'Medi' Hostel and Serviced Apartments providing ancillary on site accommodation for patients, visitors of patients, nurses, medical students and resident medical officers totalling 24 hostel rooms and 18 apartments;
- A residential care facility and hostel with 139 beds to cater for dementia care, high care and low care;
- Independent senior's living accommodation in the form of 60 x one, two and three bedroom apartments;
- A child care centre providing for 70 children;
- Ancillary carparking and associated services; and
- Regeneration of the majority of Illawarra Subtropical Rainforest on the site.

Life City Wollongong will be developed in six (6) stages, which will comprise the following components, as detailed in Table 1 below:

Table 1: Revised Staging of the Facility

Description of Proposed Development	Stage
Medical Centre, Day surgery, Child Care Centre & Respite Care Centre Medical Centre & Day Surgery comprising; specialist rooms, childcare centre, respite care centre including initial structural works and landscaping.	1
Medi Hostel and Medi Serviced apartments Serviced apartments for attendants of patients and patients seeking outpatient services.	2
Hi Tech Holistic Cancer & Medical Hospital Hi-tech holistic, tertiary, referral, inpatient cancer and medical hospital including oncology and holistic, medical and rehabilitation, dementia and psychiatric wings.	3
Self Care Seniors Housing 60 x one, two and three bedroom apartments	4
Residential Care Facility & Hostel Residential care facility and hostel with 139 beds	5
Holistic Health Care Course Holistic health course including yoga, reiki, laughter therapy, meditation, auras, pranic healing and outdoor structures for these activities.	6
Roads (Warwick Street access at Stage 1 and Nolan Street access at Stage 2)	Stage 1 & 2
Landscape works and regeneration of vegetated areas	All

2.4 Accompanying Documentation

Table 2 below confirms the amended documentation which accompanies this revised Preferred Project Report.

Table 2: Documentation Accompanying the Preferred Project Report

GENERAL DOCUMENTATION			
Title	Author	Dated	Document No
Traffic and Transport Assessment	GHD	24 October 2013	
Visual Analysis	TCG Planning	24 October 2013	
Engineering Report	C&M Consulting Engineers	August 2013	PN00864-R01
ARCHITECTURAL DRAWINGS			
Master planning and Staging			
Title	Author	Dated	Drawing No.
Overall Concept Plan	Boss Design	September 2013	
Landslip Risk Area		September 2013	SA-02
Precincts Plan		September 2013	
Master Plan (Lower Basement)		September 2013	MA-02/B
Master Plan		September 2013	MA/01/B
Master Plan Sections		September 2013	MA-02
Bushfire Prone Area		September 2013	SA-03
Site Analysis		September 2013	SA-04
Stage 1: Medical Centre and Day Surgery			
Title	Author	Dated	Drawing No.
Site plan Medical and Day Surgery	Boss Design	September 2013	ST1_A_01
Lower Ground Floor Plan		September 2013	ST1_B_01
Ground Floor Plan		September 2013	ST1_B_02
First Floor Plan		September 2013	ST1_B_03
Roof Plan		September 2013	ST1_B_04
Elevations		September 2013	ST1_C_01
Stage 2: Medi Hostel and Medi Serviced Apartments			
Title	Author	Dated.	Drawing No.
Site Plan	Boss Design	September 2013	ST2_A_01
Lower Ground-04 (Car Park)		September 2013	ST2_B_01
Lower Ground-03 (Car Park)		September 2013	ST2_B_02
Lower Ground-02 Floor Plan		September 2013	ST2_B_03
Lower Ground-01 Floor Plan		September 2013	ST2_B_04
Ground Floor Plan		September 2013	ST2_B_05
First Floor (Dementia) Plan		September 2013	ST2_B_06
Second Floor (rehabilitation)		September 2013	ST2_B_07
Third Floor (Medical)		September 2013	ST2_B_08
Fourth Floor (Oncology Ward)		September 2013	ST2_B_09
Roof Plan (Roof Garden)		September 2013	ST2_B_10
Elevations		September 2013	ST2_C_01
Elevations		September 2013	ST2_C_02
Stage 3: High Tech Holistic Cancer and Medical Hospital Facility			
Title	Author	Dated	Drawing No.
Site Plan	Boss Design	September 2013	ST3_A_01
Ground Floor Plan		September 2013	ST3_B_01
First Floor Plan		September 2013	ST3_B_02
Second Floor Plan		September 2013	ST3_B_03
Roof Plan		September 2013	ST3_B_04
Elevations		September 2013	ST3_C_01
Elevations		September 2013	ST3_C_02

Title	Author	Dated	Drawing No.
Stage 4: Seniors Housing			
Title	Author	Dated	Drawing No.
Site Plan	Boss Design	September 2013	ST4_A_01
Lower Ground- Floor Plan		September 2013	ST4_B_02
Ground Floor Plan		September 2013	ST4_B_03
First Floor Plan		September 2013	ST4_B_04
Second Floor Plan		September 2013	ST4_B_05
Roof Plan		September 2013	ST4_B_06
Elevations		September 2013	ST4_C_07
Elevations		September 2013	ST4_C_08
Stage 5: Residential Care Facility			
Title	Author	Dated	Drawing No.
Site Plan	Boss Design	September 2013	ST5_A_01
Lower Ground- Floor Plan		September 2013	ST5_B_01
Ground Floor Plan		September 2013	ST5_B_02
First Floor Plan		September 2013	ST5_B_03
Second Floor Plan		September 2013	ST5_B_04
Third Floor Plan		September 2013	ST5_B_05
Roof Plan		September 2013	ST5_B_06
Elevations		September 2013	ST5_C_01
Elevations		September 2013	ST5_C_02
Stage 6: Holistic Health Care Course			
Title	Author	Dated	Drawing No.
Site Plan	Boss Design	September 2013	ST6_A_01

ENGINEERING DRAWINGS			
Title	Author	Dated	Drawing No.
General Arrangement Plan	C & M Consulting Engineers	August 2013	00864_SK01
Typical Road Sections			00864_SK02
Typical Site Sections			00864_SK03
Road Longitudinal Sections			00864_SK04 -00864_SK07
Preliminary Bulk Earthworks			34.09.2013
Concept Stormwater Plan			00864_SK09
Concept Stormwater Typical Sections			00864_SK10

The following documentation will be submitted following completion of further on site investigations and testing:

Table 3: Documentation to be Submitted Following Completion of Site Investigations

GENERAL DOCUMENTATION			
Title	Author	Dated	Document No
Geotechnical Review	Network Geotechnics		
Contamination Assessment	Network Geotechnics		

3 Preferred Project Outline

3.1 Overview

The following chapter provides an overview of the preferred project, being the amended Concept Plan for which approval is sought. The amended Concept Plan has been designed in response to issues raised by the Department of Planning and Infrastructure and other government agencies, in addition to those raised by the local community. The structure of the Preferred Project Report is as follows:

Chapter 3: Provides an overall description of the amended Concept Plan;

Chapter 4: Identifies the key elements of the Preferred Project;

Chapter 5: Addresses key legislative provisions of relevance to the Preferred Project;

Chapter 6: Summarises the issues raised by the Department of Planning and Infrastructure and within the peer reviews.

Chapter 7: Contains an amended Statement of Commitments in relation to the Preferred Project.

3.2 Comparative Concept Plan Overview

This Section provides a comparison of the revised Concept Plan to that which was originally submitted in February 2013 and that which was submitted (as a Preferred Project) in May 2013.

The key amendments of the revised Concept Plan, which is shown as Figure 1, are as follows:

- The relocation of the Stage 1 Medical Centre, Day Surgery and Respite Care Centre to a position adjacent to the Warwick Street entrance, where the Stage 7 Residential Care Facility was previously located. This has resulted in the retention of the majority of the Illawarra Subtropical Rainforest on the site, allowing for maintenance and regeneration of this vegetation community.
- Removal of part of Stage 4 of the project which comprises the research, library, lecture theatre and auditorium complex to reduce the traffic generated by the project which utilises the Nolan Street access.
- Combining of the Stage 4 Ancillary Accommodation with the Stage 5 Medi Serviced Apartments to house the accommodation for staff, patients and visitors in one building, known as the Stage 2 Medi Hostel and Medi Serviced Apartments.
- The Nolan Street Access will be constructed in Stage 2 in conjunction with the Medi Hostel and Medi Serviced Apartments and at this time access from Warwick Street will be restricted to ingress/egress only to the Stage 1 (Medical Centre and Day Surgery) and emergency vehicles;
- Relocation of the Stage 7 Residential Care Facility to the position of the previous Stage 4 Accommodation and Research Facility to therefore allow for siting of Stage 1 (Medical centre, Day Care Centre, Child Care Centre and Respite Care) adjacent to the Warwick Street access.
- A reduction in the level of excavation required for the project, reduced from the 78,191m³ of cut which was previously proposed to a net cut of 14,000m³.

3.3 Preferred Project Components

The amended Concept Plan for Life City Wollongong now comprises the following components, to be constructed within six (6) stages, as listed in Table 4. Figure 1 shows the Life City Concept Plan, whilst Figure 2 demonstrates the location of the stages within the proposed development.

The amended Concept Plan maintains an extensive range of hospital and medical care services, research facilities and accommodation for practitioners, medical staff, patients and their visitors in a number of buildings contained across the six (6) stages on the site as detailed in Table 4. The development of each precinct will include the provision of the required infrastructure including services, roads, carparking and landscaping.

Table 4 provides a summary of the key components of each stage of the development. Table 5 provides a numeric comparison of each proposed stage within the revised Concept Plan from that contained within previously submitted Concept Plans dated November 2012 and May 2013.

Figure 1 – Preferred Project Concept Plan



Table 3: Proposed Staging and Development Data of the Facility

Description of Proposed Development	Revised Stage	Site Area (m ²) per Stage	Building Footprint Area (m ²)	Gross Floor Area (m ²)	Landscape area (m ²)	No. Storeys	No. Beds/ Persons	No. Parking Spaces
Medical Centre, Day surgery, Child Care Centre & Respite Care Centre Medical Centre & Day Surgery comprising; specialist rooms, childcare centre, respite care centre including initial structural works, landscaping and access.	1	11,507.63	1,891.00	3664.00	5,006.00	Medical Centre - 3 Child Care Centre - 1	Child Care Centre - 70 children	162
Medi Serviced apartments Serviced apartments for attendants of patients and patients seeking outpatient services.	2	4,396.09	1,174.00	3950.22	228.00	5 Storeys	A: 12 x 2 bedroom apartments (87.00m ²) B: 6 x 3 bedroom apartments (125.00m ²) C: 24 Hostel Rooms (68.00m ²) Total: 18 apartments + 24 Hostel rooms	56
Hi Tech Holistic Cancer & Medical Hospital Hi-tech holistic, tertiary, referral, inpatient cancer and medical hospital including oncology and holistic, medical and rehabilitation, dementia and psychiatric wings.	3	15,424.19	5,322.00	24,880.63	5,226.00	5 plus 4 lower levels	320 beds	260+6 ambulances
Self Care Seniors Housing	4	20,509.90	2,955.00	6,945.00	8,626.00	3	60 units: 10x 1 bed + study 40 x 2 bed 10 x 3 bed	60
Residential Care Facility & Hostel Residential care facility and hostel	5	5,260.86	2,172.00	7,198.00	178.00	4 Storeys	139 beds across 120 rooms A: 19 beds Dementia B: 38 beds High Care C: 63 beds Low Care D: 19 beds Hostel	23
Holistic Health Care Course Holistic health course including yoga, reiki, laughter therapy, meditation, auras, pranic healing and outdoor structures for these activities.	6	9,554.50	N/A	N/A	9,554.50	N/A	N/A	19
Total			13,514	46,637.63	28,818.50			580 cars 6 ambulances

Table 4: Comparative Staging and Development Data of the Facility:**Original Concept Plan** (from GFA as shown in EA dated **Feb 2013** and parking spaces as shown in Traffic and Transport Assessment Feb 2013)**Amended Concept Plan – May 2013****Preferred Concept Plan - September 2013**

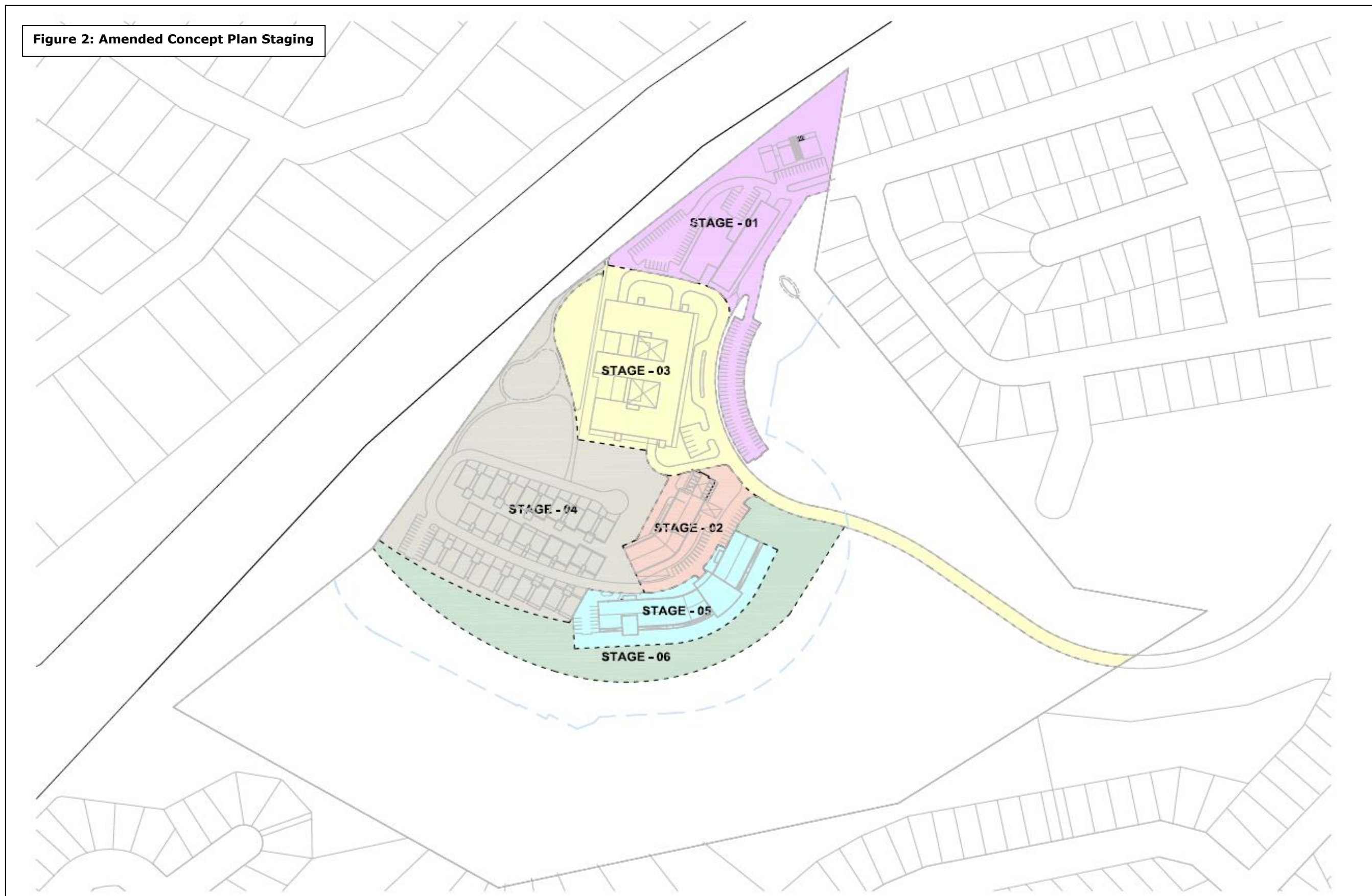
Description of Proposed Development	Stage	Site Area (m ²) per Stage	Building Footprint Area (m ²)	Gross Floor Area (m ²)	Landscape area (m ²)	No. Storeys	No. Beds/ Persons	No. Parking Spaces
Medical Centre, Day surgery, Child Care Centre & Respite Care Centre Medical Centre & Day Surgery comprising; specialist rooms, childcare centre, respite care centre including initial structural works, landscaping and access.	1	21,337.49	2,693.71	4248.70	14,092.60	Medical Centre - 3 Child Care Centre - 1	Child Care Centre - 70 children	Medical centre and day surgery – 154 Child Care - 27
Medical Centre, Day surgery, Child Care Centre & Respite Care Centre Medical Centre & Day Surgery comprising; specialist rooms, childcare centre, respite care centre including initial structural works, landscaping and access.	1	21,337.49	2,693.71	4248.70	14,092.60	Medical Centre - 3 Child Care Centre - 1	Child Care Centre - 70 children	Medical centre and day surgery – 140 Child Care - 20
Medical Centre, Day surgery, Child Care Centre & Respite Care Centre Medical Centre & Day Surgery comprising; specialist rooms, childcare centre, respite care centre including initial structural works, landscaping and access.	1	11,507.63	1,891.00	3664.00	5,006.00	Medical Centre - 3 Child Care Centre - 1	Child Care Centre - 70 children	Total 162
Medi Serviced apartments Serviced apartments for attendants of patients and patients seeking outpatient services.	3	6,550.93	1,606.00	5,699.85	2,670.60	4 plus one basement	63 apartments: A: 11 x 3 bed (110.6m ²) B: 44 x 2 bed (78.6m ²) C: 6 x 3 bed (175.0m ²) D: 2 x 2 bed (95.0m ²)	61
Medi Serviced apartments Serviced apartments for attendants of patients and patients seeking outpatient services.	5	6,550.93	1,606.00	1,788.64	2670.60	2 plus one basement	20 apartments: A: 4 x 3 bed (95.46m ²) B: 16 x 2 bed (80.5m ²)	44
Medi Hostel & Medi Serviced apartments Serviced apartments for attendants of patients and patients seeking outpatient services.	2	4,396.09	1,174.00	3950.22	228.00	5 Storeys	18 apartments + 24 Hostel A: 12 x 2 bedroom apartments (87.00m ²) B: 6 x 3 bedroom apartments (125.00m ²) C: 24 Hostel Rooms (68.00m ²)	56

Description of Proposed Development	Stage	Site Area (m ²) per Stage	Building Footprint Area (m ²)	Gross Floor Area (m ²)	Landscape area (m ²)	No. Storeys	No. Beds/ Persons	No. Parking Spaces
Hi Tech Holistic Cancer & Medical Hospital Hi-tech holistic, tertiary, referral, inpatient cancer and medical hospital including oncology and holistic, medical and rehabilitation, dementia and psychiatric wings.	5	13,572.96	5,354.00	24,880.63	4,092.60	5 plus 4 basement	320 beds	290
Hi Tech Holistic Cancer & Medical Hospital Hi-tech holistic, tertiary, referral, inpatient cancer and medical hospital including oncology and holistic, medical and rehabilitation, dementia and psychiatric wings.	3	13,572.96	5,354.00	24,880.63	4,092.60	5 plus 4 basement	320 beds	280
Hi Tech Holistic Cancer & Medical Hospital Hi-tech holistic, tertiary, referral, inpatient cancer and medical hospital including oncology and holistic, medical and rehabilitation, dementia and psychiatric wings.	3	15,424.19	5,322.00	24,880.63	5,226.00	5 plus 4 lower levels	320 beds	260+6 ambulances
Self Care Seniors Housing	6	50,436.02	5,075.00	9,067.12	36,996.70	3	86 units: 36 x 1 bed + study 38 x 2 bed 12 x 3 bed	86
Self Care Seniors Housing	6	21,108.00	3,529.00	6,685.92	9,784.00	1 st and 2 nd rows = 2 3 rd row = 3	56 units: 10x 1 bed + study 36 x 2 bed 10 x 3 bed	60
Self Care Seniors Housing	4	20,509.90	2,955.00	6,945.00	8,626.00	3	60 units: 10x 1 bed + study 40 x 2 bed 10 x 3 bed	60

Description of Proposed Development	Stage	Site Area (m ²) per Stage	Building Footprint Area (m ²)	Gross Floor Area (m ²)	Landscape area (m ²)	No. Storeys	No. Beds/ Persons	No. Parking Spaces
Residential Care Facility & Hostel Residential care facility and hostel	7	38,844.64	3,408.00	8,813.11	14,092.60	4 plus 2 basement	167 beds	60
Residential Care Facility & Hostel Residential care facility and hostel	7	18,233.00	2,744.80	7,288.82	14,092.60	3-4 plus 1 basement	139 beds across 120 rooms A: 19 beds Dementia B: 38 beds High Care C: 63 beds Low Care D: 19 beds Hostel	46
Residential Care Facility & Hostel Residential care facility and hostel	5	5,260.86	2,172.00	7,198.00	178.00	4 Storeys	139 beds across 120 rooms A: 19 beds Dementia B: 38 beds High Care C: 63 beds Low Care D: 19 beds Hostel	23
Holistic Health Care Course Holistic health course including yoga, reiki, laughter therapy, meditation, auras, pranic healing and outdoor structures for these activities.	2	10,246.00	N/A	N/A	10,246.00	N/A	N/A	0
Holistic Health Care Course Holistic health course including yoga, reiki, laughter therapy, meditation, auras, pranic healing and outdoor structures for these activities.	2	12,177.00	N/A	N/A	12,177.00	N/A	N/A	20
Holistic Health Care Course Holistic health course including yoga, reiki, laughter therapy, meditation, auras, pranic healing and outdoor structures for these activities.	6	9,554.50	N/A	N/A	9,554.50	N/A	N/A	19

Description of Proposed Development	Stage	Site Area (m ²) per Stage	Building Footprint Area (m ²)	Gross Floor Area (m ²)	Landscape area (m ²)	No. Storeys	No. Beds/ Persons	No. Parking Spaces
Ancillary accommodation & research, library, lecture theatre, auditorium complex Ancillary accommodation & research including library, lecture theatre, auditorium and development facility.	4	8,751.55	2,592.00	4,122.43	4,990.60	2 plus one basement	Auditorium: 340 seats Conference: 976m ² Restaurant: 290m ² Hotel: 40 rooms	92
Ancillary accommodation & research, library, lecture theatre, auditorium complex Ancillary accommodation & research including library, lecture theatre, auditorium and development facility.	4	8,551.55	2,592.00	2166.97	4,990.60	2 plus one basement	Auditorium: 288 seats Conference: 976m ² Restaurant: 290m ² Hotel: 24 rooms	70
Deleted from project	-	-	-	-	-	-	-	-
Healthcare Technical High School Wollongong Healthcare Technical High School for 350 students including oval.	8	19,114.41	3,054.00	5,057.70	15,190.50	2	350 students	50
Deleted from project	-	-	-	-	-	-	-	-
Total Original Concept Plan (Nov 2012)			23,782.71	61,889.54				820
Total Amended Concept Plan (May 2013)			18,519.51	47,059.68				680
Total Preferred Project (Oct 2013)			13,514.00	46,637.63				580 plus 6 ambulances

Figure 2: Amended Concept Plan Staging



3.4 Preferred Project Staging

The following sections of this Preferred Project Report detail the development data and changes to each of the stages within the concept plan.

3.4.1 Stage 1 Medical Centre, Day Surgery, Child Care Centre and Respite Care Centre

Stage 1 of the project will comprise the works detailed in Table 6 below, together with the access road from Warwick Street.

Table 6: Stage 1 –Day Surgery & Specialist Rooms

Stage 1 –Day Surgery & Specialist Rooms	Original Concept Plan	Amended Concept Plan	Amended Concept Plan Oct 2013
Total Site Area	21, 337.49m ²	21, 337.49m ²	11,507.63m ²
Building Footprint Area	2,693.71m ²	2,693.71m ²	1,891.00m ²
Building Gross floor area (inc Child Care Centre)	4,248.70m ²	4,248.70m ²	3,664.00m ²
Landscaped Area	14,092.60m ²	14,092.60m ²	5,006.00m ²
Number of storeys	Medical Centre - 3 storeys Child Care Centre – 1 storey	Medical Centre - 3 storeys Child Care Centre – 1 storey	Medical Centre - 3 Child Care Centre - 1
Child Care Centre	70 children	70 children	70 children
Number of car parking spaces	Cars - 98	Cars – 160	Cars - 162

There is no change to the overall use of this facility, which will consist of a day surgery and specialist rooms, medical centre, respite care centre and child care centre. The child care centre will comprise a separate single storey building and the medical centre will remain as a three storey building. The Stage 1 facility will be relocated to a position of the previous Stage 7 Residential Care Facility adjacent to the Warwick Street entrance.

The parking provision remains unaltered at 160, with 140 to be allocated to the medical centre and 20 to the day care centre.

3.4.2 Stage 2 – Medi Hostel and Medi Serviced Apartments

The Ancillary Accommodation was previously proposed to be constructed as Stage 4 and the Medi Serviced Apartments as Stage 5, following the construction of the Stage 3 Hi Tech Holistic Cancer and Medical Hospital. However, following the removal of the convention and auditorium facilities from the project, the accommodation will be combined within one building to be constructed as Stage 2 and to be known as the Medi Hostel and Medi Serviced Apartments. This stage will be constructed as Stage 2 to ensure that accommodation is available for visiting specialists/health care professionals, interstate and international patients and their visitors who are utilise the day surgery which is to be constructed as the first stage of the project. Stage 2 of the project will comprise the works detailed in Table 7 below.

Table 7: Stage 2 – Medi Hostel and Medi Serviced Apartments

Stage 2 – Medi Hostel and Medi Serviced Apartments	Original Concept Plan	Amended Concept Plan	Amended Concept Plan Oct 2013
Total Site Area	6,550.93m ²	6,550.93m ²	4,396.09m ²
Building Footprint Area	1,606.00m ²	1,606.00m ²	1,174.00m ²
Building Gross floor area	5,699.85m ²	1,788.64m ²	3950.22m ²
Landscaped Area	2,670.6m ²	2,670.6m ²	228.00m ²
Number of storeys	4 storey +1 basement	2 storey +1 basement	5 Storeys
Number of car parking spaces	Cars - 61	Cars – 44	Cars - 56

The number of apartments has been reduced from 20 apartments (4 x 3 bed and 16 x 2 bed) to 18 apartments (6 x 3 bed and 12 x 2 bed). The number of hostel rooms will remain unchanged at 24. The auditorium, library, lecture theatre and development facility have been removed from the project to provide greater certainty regarding the level of traffic generated by this stage and the amount of parking required. Subsequently the parking to be provided has revised to 56 spaces.

3.4.3 Stage 3 – Hi-Tech Holistic Cancer and Medical Hospital Facility

Stage 3 of the project will comprise the works as detailed in Table 8 below.

Table 8: Stage 3 - Hi-Tech Holistic Cancer & Medical Hospital Facility

Stage 3 Hi-tech Holistic Cancer & Medical Hospital	Original Concept Plan	Amended Concept Plan	Amended Concept Plan Oct 2013
Total Site Area	13,572.96m ²	13,572.96 m ²	15,424.19m ²
Building Footprint Area	5,354.00m ²	5,354.00m ²	5,322.00m ²
Building Gross floor area	24,880.63m ²	24,880.63m ²	24,880m ²
Landscaped Area	4,092.60m ²	4,092.60m ²	5,226.00m ²
Number of storeys	5 storey + 4 basement	5 storey + 4 basement	5 plus 4 lower levels
Number of car parking spaces	Cars - 290	Cars – 280	280+6 ambulances

The Hi-Tech Holistic Cancer & Medical Hospital Facility will remain as proposed, however, the construction of this facility has been brought forward from Stage 5 to Stage 3. The building will be relocated to a position approximately 5m further to the north-west to remove the level of excavation which is required.

The level of parking provided for this facility is unaltered. Six (6) ambulance parking bays will be provided.

3.4.4 Stage 4 - Self Care Seniors Housing

Stage 4 of the project will comprise the works as detailed in Table 9 below.

Table 9: Stage 4 - Self Care Seniors Housing

Stage 4 – Independent Self Care Seniors Housing	Original Concept Plan	Amended Concept Plan	Amended Concept Plan OCT 2013
Total Site Area	50,436.02m ²	21,108.00m ²	20,509.90m ²
Building Footprint Area	5,075.00m ²	3,529.00m ²	2,995.00m ²
Building Gross floor area	9,067.12m ²	6,685.92m ²	6,945.00m ²
Landscaped Area	36,996.70m ²	9,784.00m ²	8,626.00m ²
Number of storeys	3 storeys	2 and 3 storeys	3
Number of car parking spaces	Cars - 86	Cars – 60	Cars - 60

The 60 self care seniors housing will comprise the following:

- 10 apartments – 3 bedrooms;
- 40 apartments – 2 bedrooms; and
- 10 apartments – 1 bedroom plus study.

There has been a minor increase in the number of independent living units, increased to 60 from the 56 which was previously proposed. The siting of this stage within the northern catchment is unchanged.

3.4.5 Stage 5 – Residential Care Facility and Hostel

Stage 5 of the project will comprise the works detailed in Table 10 below.

Table 10: Stage 7 – Residential Care Facility and Hostel

Stage 5 – Residential Care Facility and Hostel	Original Concept Plan	Amended Concept Plan	Amended Concept Plan Oct 2013
Total Site Area	38,844.64m ²	18,233.00m ²	5260.86m ²
Building Footprint Area	3,408.00m ²	2,744.80m ²	2,172.00m ²
Building Gross floor area	8,813.11m ²	7,288.82m ²	7,198.00m ²
Landscaped Area	14,092.6m ²	14,092.6m ²	178m ²
Number of storeys	4 storey plus 2 basement	3-4 storey plus 1 basement	4 Storeys
Number of car parking spaces	Cars - 60	Cars – 46	Cars - 23

The Residential Care Facility will continue to provide a total of 139 beds. This stage is now sited in the position of the previous Stage 4 in the May 2013 Concept Plan. This has resulted in a minor change in building height to 4 storeys, from the 3-4 storeys plus basement which was previously proposed. The number of carparking spaces has been reduced to 23 which continues to provide the level of carparking needed to meet the demands of this stage.

3.4.6 Stage 6 -Holistic Health Care Course

Stage 6 of the project will comprise the works detailed in Table 11 below. This stage will now occupy a slightly adjusted site area of 9,554.50m².

Table 11: Stage 2 – Holistic Health Care Course

Stage 6 –Holistic Health Care Course	Original Concept Plan	Amended Concept Plan	Amended Concept Plan OCT 2013
Total Site Area	10,246.70m ²	10,260.70m ²	9,554.50m ²
Building Footprint Area	N/A	N/A	N/A
Building Gross floor area	N/A	N/A	N/A
Landscaped Area	12,177.000m ²	12,177.00m ²	9,554.50m ²
Number of storeys	N/A	N/A	N/A
Number of car parking spaces	Cars – 0	Cars – 20	Cars - 19

4 Preferred Project Key Elements

4.1 Scale of the Development

The scale of the development has been further reduced through the deletion of one further stage of the project. This has been achieved by deleting the auditorium and conference facilities and by combining both the serviced apartments and hostel accommodation into one building to be constructed at Stage 2 and to be known as the 'Medi Hostel and Medi Serviced Apartments'.

This facility will provide accommodation in conjunction with the medical use of the site and specifically will provide accommodation for visiting specialists/health care professionals, interstate and international patients and their visitors. The facility is to be constructed as the second stage of the overall project to provide accommodation options for patients and their visitors who may travel from outside of the Illawarra region, from interstate or internationally to attend the medical facility and particularly the day surgery. Accommodation will also be provided for health care professionals and visiting specialists. This Stage will contain a café/activity room to be used by persons staying on site or utilising the medical facilities.

Hence, the Life City project will now further focus on the core medical use of the site, with complementary short and long term accommodation options. The floor space ratio of the development will remain well below the permitted FSR of 0.5:1 for the adjacent R2 Low Density Residential zone, as shown in Table below 12.

Table 12: Preferred Project Floor Space Ratio

STAGE NO	DESCRIPTION	Level	Area (Sq.m)
1	Medical Centre, Day surgery, Child Care Centre & Respite Care Centre	201	1003
		202	1764
		203	897
		GFA	3664
2	Medi Hostel and Medi Serviced Apartments	201	0
		202	1174
		203	1076
		204	1174
		205	526
		GFA	3950
3	Hi Tech Holistic Cancer & Medical Hospital	201	0
		202	0
		203	2867.41
		204	2192.28
		205	5193.82
		206	3656.78
		207	3656.78
		208	3656.78
		209	3656.78
		GFA	24880.63
4	Self Care Seniors Housing	201	105
		202	1895
		203	2955
		204	1990
		GFA	6945
5	Residential Care Facility & Hostel	201	1112
		202	2172
		203	1957
		204	1857
		GFA	7198
		TOTAL GFA	46,637.63m ²
		SITE AREA	168,700 m ²
		FSR	0.276:1

The development will continue to be located to the north of the ridgeline and in the northern catchment on the site. Further, the heights of the buildings will remain relatively unchanged to ensure that the visibility of the development is not increased from that proposed in the May 2013 Concept Plan. Table 13 provides a comparison of the heights of buildings in the November 2012 Concept Plan, the May 2013 Concept Plan and the development and that which is now proposed within the Preferred Project.

Table 13: Comparative Building Heights

Description	Stage	Overall Elevation RL (m)			Overall Building Height		
		Nov 2012	May 2013	Oct 2013	Nov 2012	May 2013	Oct 2013
Medical Centre/Day Surgery / Respite Care Centre	1	70.50	70.50	58.00	12.59m	12.59m	11.0m
Child Care Centre		68.40	68.40	53.9	5.4m	5.4m	Max 5.4m
Medi Hostel & Medi Serviced Apartments	2	Apartments: Max 82.54 Hostel: 69.84	Apartments: 71.70 Hostel: 67.45	75.50	Apartments: 15.00m Hostel: 12.33m	Apartments 9.2m Hostel: 12.445m	Max 9.9m
Hi Tech Holistic Cancer & Medical Hospital	3	76.75	76.75	76.00	30.55	30.55m	29.8
Self Care Seniors Housing	4	Max 79.31	56.71 to 67.67	54.68 to 65.88	11.89m	9.675m	6.675 to 9.865m
Residential Care Facility & Hostel	75	83.00	62.90	73.4	21.00m	15.9m	3.4 - 13.4m

The siting of the Stage 1 Medical Centre, Day Surgery, Child Care Centre and Respite Care Centre adjacent to the Warwick Street access will ensure that a building of a compatible scale is located adjacent to detached residential dwellings. Figure 3 provides a view of the Stage 1 development from Warwick Street and confirms that this development will effectively integrate within the residential streetscape both in terms of scale and the nature of the use.

Figure 3: View of the Stage 1 Medical Centre, Day Surgery, Child Care Centre and Respite Care Centre from Warwick Street



4.2 Staging of the Development

Table 13 below provides a comparison of the staging of the facility as proposed in the August 2013 revised Concept Plan in comparison to the November 2012 and May 2013 Concept Plans and confirms that:

- In the original Concept Plan in November 2012 eight (8) stages were proposed:
- In the Preferred Project Concept in May 2013 Plan seven (7) stages were proposed, following the deletion of the high school;
- In the current proposed Concept Plan, dated August 2013, six (6) stages are no proposed following the removal of the conference, auditorium, research and development facilities and the amalgamation of the medi serviced apartments and medi motel ancillary accommodation stages.

Table 13: Comparison of Staging of the Facility

Description of Proposed Development	Stage		
	Original Lodged Nov 12	Preferred Project May 13	Concept Plan Aug 13
Medical Centre, Day surgery, Child Care Centre & Respite Care Centre	1	1	1
Medi Serviced apartments	3	5	2
Ancillary accommodation & research, library, lecture theatre, auditorium complex	4	4	Deleted- conference, auditorium facilities)
Hi Tech Holistic Cancer & Medical Hospital	5	3	3
Self Care Seniors Housing	6	6	4
Residential Care Facility & Hostel	7	7	5
Holistic Health Care Course	2	2	6
Healthcare Technical High School	8	Deleted	Deleted

The revised staging of the development will continue to ensure that the primary medical uses on the site (Stages 1- Medical Centre and Stage 3 – Hi-Tech Holistic Cancer & Medical Hospital) are constructed in the

initial stages of the development. It is now proposed that the accommodation which supports the medical uses be provided at Stage 2 (Medi Hostel and Medi Serviced Apartments). The provision of this facility at Stage 2 will ensure that accommodation is available for patients and their visitors, health care professional and staff of the Stage 1 Medical Centre and Day Surgery. Further, the construction of this accommodation facility at Stage 2 will ensure that accommodation options are immediately available upon completion of the hospital in Stage 3.

4.3 Biodiversity

The Stage 1 Medical Centre, Day Surgery, Respite Care and the Child Care Centre have been relocated to a position previously occupied by the Residential Care Facility (RCF). The RCF has been relocated to the position previously occupied by the Medi Serviced Apartments (following the combining of this stage with the ancillary accommodation). This has resulted in all buildings being located outside of the area containing the vegetation which the Office of Environment and Heritage suggests is Illawarra Subtropical Rainforest. Only an area of carparking associated with this facility will be located on the immediate periphery of this vegetation. The accompanying Concept Plan confirms that, whilst management of a very limited section of this vegetation will be required for asset protection purposes, the majority of this vegetation will now be retained. The retention of this vegetation will address issues previously raised by the Office of Environment and Heritage and Wollongong City Council and will provide an effective buffer to residences in Hopman Crescent.

This amendment will allow for the retention of the majority of the vegetation with the highest plant diversity which is located in the eastern and south-eastern portion of the site and will result in regeneration of the majority of Illawarra Subtropical Rainforest on the site.

4.4 Vehicular Access

Stage 1 of the development will include the construction of the Warwick Street access. This first stage access will therefore serve the Stage 1 Medical Centre & Day Surgery, with the Nolan Street access to be implemented prior to the operation of Stage 2. From this time the Warwick Street access will service only the Stage 1 (Medical Centre, Day Surgery and Respite Care Centre). There will be no through access from Warwick Street to the remainder of the development, except for emergency access. This will be achieved through narrowing of the link road, varied road paving and restricted access signage.

4.5 Traffic Generation

A revised Traffic and Transport Assessment prepared by GHD is contained in Appendix 1. This report has been prepared in response to the peer review of the May 2013 Traffic and Transport Assessment which raised concerns regarding the level of traffic generated by the development, particularly on Nolan Street.

In response to the issues raised, the traffic generation for the development has been reduced by deleting the auditorium and conference facilities, which were noted by ARUP as having the greatest potential to generate unquantified levels of traffic. Whilst an ancillary cafe will continue to be located within the Stage 2 Medi Hostel and Medi serviced Apartments this cafe will service only residents of the building and patients and hence will not independently generate traffic. Further, a further reduction of 24 vehicles per hour is also anticipated, as

the Holistic Health Care Course will only be used by patrons and staff and will not be available for use by the wider public.

The revised Traffic and Transport Assessment has been updated to reflect;

- To update intersection counts for the specified time periods as referenced in the report.
- To update the tables showing mid block flows to align with the locations selected by Arup and to provide more accurate location descriptions.
- Calculate midblock daily flows as 10 times the average of AM and PM hourly volumes
- Include detailed traffic distribution diagrams.

As a result of this revised assessment GHD provide the summary of midblock flows at key points in the study area:

Table 15A: 2031 Forecast Midblock Traffic Volumes			
Location	AM Peak hour (vph)	PM Peak hour (vph)	Daily* (vph)
Warwick Street west of Nolan Street	186	198	1,920
Nolan Street north of Warwick Street	685	798	7,415
Nolan Street south of Warwick Street	724	808	7,660
Nolan Street east of Princes Highway	725	840	7,825
Northcliffe Drive north of Nolan Street	1,591	1,976	17,835
Princes Highway west of Nolan Street	1,645	1,623	16,340

This analysis of the 2031 forecast midblock traffic flows confirms that the forecast traffic flows on key streets in the study area will remain within acceptable environmental flow limits for their function within the road boundary.

Further, due to the proposed reduction in development on this site, as a result of the revised Concept Plan, the Nolan Street intersection will continue to operate satisfactorily in 2031 in both the AM and PM peaks and hence the construction of a roundabout at this intersection is no longer required.

4.6 Carparking

The revised Concept Plan now incorporates both at grade and basement car parks, with Table 15 below providing a summary of the requirements for carparking based on the provisions of Chapter E3 of Wollongong DCP 2009 and the level of parking which is proposed on the site. This table demonstrates that each stage will provide adequate parking to meet the DCP requirements. It is noted that the Stage 6 Holistic Health Care Course will be utilised only by patients and staff of the facility and hence will not generate an individual parking demand nor generate additional traffic.

Table 15: Parking Requirements and Provision

Component	Beds/Rooms/ Persons/GFA	WDCP 2009 Parking Requirements	No. Spaces Required	No. Spaces Proposed
Medical Centre, Day surgery, Child Care Centre & Respite Care Centre Medical Centre & Day Surgery comprising; specialist rooms, childcare centre, respite care centre	Medical centre: 3664m ² Child Care: 70 children	4 spaces per consulting room and 1 space per 3 employees 1 per 6 children 1 per staff present 1 accessible 2 large spaces	135 20	162
Medi Serviced apartments and Medi Motel Serviced apartments and motel units for attendants of patients and patients seeking outpatient services.	12 x 2 bedroom 6 x 3 bedroom 24 hostel rooms	1 space per attached unit (<70m ²) ie hostel 1.5 space per unit (70-110m ²) 2 spaces per unit (>110m ²) 0.2 space per unit for visitors	56	56
Hi Tech Holistic Cancer & Medical Hospital Hi-tech holistic, tertiary, referral, inpatient cancer and medical hospital including oncology and holistic, medical and rehabilitation, dementia and psychiatric wings.	320 beds	1 space per 2 beds plus 1 space per practitioner and 1 space per 2 employees	260	260 + 6 ambulances
Self Care Seniors Housing one, two and three bedroom apartments	20 x 1 bedroom 20 x 2 bedroom 20 x 3 bedroom	0.5 per bedroom	60	60
Residential Care Facility & Hostel Residential care facility and hostel with 139 beds	139 beds in 120 rooms	1 space per 10 beds plus 1 space per 2 employees	27	23
Holistic Health Care Course Holistic health course including yoga, reiki, laughter therapy, meditation, auras, pranic healing and outdoor structures for these activities.	On site use only - no additional parking requirement		0	19
Total			558	580
Surplus Parking				+22

The above table demonstrates that the revised Concept Plan will now provide a surplus of 22 parking spaces, beyond that required under the provisions of Wollongong Development Control Plan 2009. Further, at each stage the development will provide sufficient spaces to meet the DCP requirements.

4.7 Visual Impact

Photomontages which reflect the revised Concept Plan have been prepared by Boss Design to demonstrate the visual impact of the preferred project concept plan (refer Appendix 2). An analysis of views, taking into consideration the site and surrounding topography, reveals that the main vantage points of the site are long distance views from the west and short distance views from the north and east.

The primary short distance views of the site will be from Warwick Street (of Stage 1 and 3). All development on the site will be contained within the northern catchment, on the northern side of the ridgeline and therefore

will not be visible from the south. There will be no short or medium distance views from the south for vehicles travelling along the Southern Freeway or persons viewing from recreational areas including Macedonia Park.

From long distance vantage points, the site has some level of visibility. The highest components of Life City will be visible from these long distance views from the north-west, however from this position the impact will not be significant. From the west, the Hi Tech Holistic Hospital will be the most dominant visual form. The remaining buildings have been designed to predominately sit below the height of the higher ridgelines to the north-east, thereby reducing their level of visibility. Furthermore, additional revegetation areas will enhance the visual amenity of the site from long distance vantage points.

Landscaping and revegetation across the southern, south-eastern and south-western extents of the site will aid in reducing the visual impact and improving the visual amenity of the site, particularly from the south where only vegetation will be visible. Additional vegetation will be introduced within a 25m setback area between residential properties to the east and the eastern buildings to provide screening and reduce visual and acoustic privacy impacts to existing residential dwellings. Only a limited area of carparking for the child care centre will be provided within this buffer. Vegetation within this area will provide a significant visual screen from short distance views from the east along Warwick Street and Hopman Crescent.

Short distance views of the site will also be available from the vantage points in the immediately surrounding residential estate, most notably Warwick Street and Nottingham Street which immediately adjoin the site. Views from Warwick Street will focus on the Stage 1 Medical Centre, Day Surgery and Respite Care Centre which is of a scale and land use type which will integrate within the residential neighbourhood, particularly as the child care centre will be one(1) storey in height and the medical centre will be three (3) storeys in height.

This revised Visual Analysis therefore demonstrates, using revised photomontages, that the landscape backdrop of the site and surrounding development to the south and west is preserved, where the aesthetic appearance of the proposal is compatible with the scale and landscape of the site context. The Preferred Project Concept Plan therefore continues to address issues raised by the Department of Planning and Infrastructure in its letter dated 22 April 2013, where development on the ridgeline has been avoided and removed from the southbound catchment, and therefore the development will not be seen from locality south of the site.

4.8 Geotechnical, Contamination and Earthworks

Following a review of submissions received from Council and the community and also advice received from the Department of Planning and Infrastructure, the Concept Plan which accompanied the Preferred Project Report in May 2013 provided a 25m buffer to all residential properties in Hopman Crescent. Further, the net level of cut on the site has been significantly reduced from the net 78,191m³ of cut which was previously proposed, to a net cut of 14,000m³. This is based on a total cut of 71,000m³; less total fill of 42,000m³; and a further 15,000m³ of fill/topsoil to be used for landscaping. This reduction in the level of excavation has primarily been achieved by:

- Relocation of the hospital 5m to the north-east to reduce the amount of cut into the southern embankment;

- Removal of the basement parking from the Stage 1 (Medical Centre, Day Surgery and Child Care Centre) and the provision of at grade parking.
- Reuse of topsoil on the site for landscaping works etc.

Further, it is noted that a maximum of 3-4m of cut and fill is now proposed on the site, a reduction from the maximum 8m cuts which were previously proposed.

Following submission of the "Geotechnical Review, Proposed Life City Development Adjacent to F6 Freeway" and the 'Preliminary Phase 1 Contamination Assessment by Clearsafe' in November 2012 the Department of Planning and Infrastructure engaged SKM to conduct an independent review of the reports. In summary this review, dated 11 July 2013, recommended the undertaking of:

- More comprehensive site investigations comprising soil testing with Standard Penetration Tests and underlying core drilling through rock throughout the site and in particular within all areas of major cut for buildings structures within all stages of the development at least 3-5m below the level of excavations. The same type of drilling investigations should be undertaken for thick fill areas.
- Further soil contamination investigations should be undertaken so that the full extent of contamination can be determined.

Network Geotechics have been engaged to conduct this additional testing and this work will commence following the obtaining of confirmation from SKM regarding the number and location of testing locations. A revised geotechnical report and contamination assessment will be submitted to the Department of Planning and Infrastructure under separate cover.

5 Compliance with Key Legislative Provisions

This section confirms the manner in which the Preferred Project addresses the requirements of key state environmental planning instruments and provisions of the Environmental Planning and Assessment Act, 1979.

5.1 Environmental Planning and Assessment Act, 1979

The application was lodged in accordance with 'Schedule 6A Transitional Arrangements – Repeal of Part 3A' of Environmental Planning and Assessment Act (EP&A Act 1979), as the Director General issued requirements were issued on 26 October 2010 within 2 years of the repeal date of Part 3A of the EP&A Act 1979. Therefore, the proposal satisfies the requirements of section 2(1)(c) of Schedule 6A of the EP&A Act, which specifies that transitional Part 3A projects includes those projects:

"...For which environmental assessment requirements for approval to carry out the project, or for approval of a concept plan for the project, were last notified or adopted within 2 years before the relevant Part 3A repeal date (unless the environmental assessment is not duly submitted on or before 30 November 2012 or on or before such later day as the Director-General may allow by notice in writing to the proponent),"

5.3 State Environmental Planning Policy 65 (Design Quality of Residential Flat Development)

The Environmental Planning and Assessment Amendment (SEPP 65) Regulation 2002 and State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development were gazetted on 26 July 2002. The SEPP applies to residential flat buildings, being developments comprising three or more storeys and having four or more self-contained dwellings. Under the provisions of SEPP 65 –Design Quality of Residential Flat Development flat building is defined as:

"residential flat building" means a building that comprises or includes:

- (a) 3 or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2 metres above ground level), and*
- (b) 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops),*

but does not include a Class 1a building or a Class 1b building under the Building Code of Australia.

Note: Class 1a and Class 1b buildings are commonly referred to as "town houses" or "villas" where the dwelling units are side by side, rather than on top of each other.

Accordingly the provisions of the SEPP apply to the Stage 4 Self Care Seniors Housing, which comprises three rows of housing, a combination of two (2) and three (3) storeys in height. This stage will accommodate a total of 60 units.

Boss Design (the Architect for the project) responded to the ten (10) design quality principles with respect to the Stage 4 (Self Care Seniors Housing) component of the proposed development within the Preferred Project Report of May 2013.

In addition to considering the ten (10) quality design principles, the development has also been designed having regard to the 'Rules of Thumb' contained in the Residential Flat Design Code (*Planning, NSW 2002*). A summary of the manner in which the proposed development considers such guidelines is contained in Table 16 below:

Table 16: Residential Flat Design Code - Table of Compliance with 'Rules of Thumb'

Standards/Controls		Comment	Compliance
Part 1 – Local Context (Primary Development Controls)			
Building	Max 18m (glass line to glass line) Freestanding buildings may have a building depth greater than 18m if it can be demonstrated how satisfactory daylight and natural ventilation are achieved.	Building depth across the shorter axis is approximately 11.0m. The configuration of the buildings ensures that the units within each building meet the daylight and natural ventilation requirements.	Complies
Building Separation	Suggested dimensions within a development, for internal courtyards and between adjoining sites are: <ul style="list-style-type: none"> Up to four storeys/12m 12m between habitable rooms/balconies 9m between habitable rooms/balconies and non-habitable rooms 6m between non-habitable rooms 	A separation distance of approx 12m to 20m provided between the different rows of the self care units. A significant setback is provided between the nearest detached residences in Nottingham Street and the proposed self care housing.	Complies
Part 2 – Site Design			
Deep Soil Zone	The rule of thumb is that a minimum of 25% of the open space of a site should be a deep soil zone, more is desirable.	The minimum of 25 percent of open space area which should be retained as deep soil zone has more than been achieved on this site, with substantial areas of the land designated for vegetation regeneration or passive or active open space. Landscaping has been a major driving factor behind the site design, with building footprints minimised to provide the maximum feasible area of undeveloped land. A total of 59,983.37m ² of the site is provided as landscaped area, which equates to 35% of the 168,854m ² site area. Furthermore, roof gardens have also been provided in the hospital and residential care facility.	Complies
Open Space	The rule of thumb is for between 25-30% of the site area to be communal open space. The minimum recommended area of private open space for each apartment at ground level or similar space on a structure is 25m ² , minimum preferred dimension is 4m		
Pedestrian Access	Barrier free access to at least 20% of dwellings.	Barrier free access has been provided for more than 20% of the dwellings, where all ground floor units of the northern and central rows will feature barrier free access. All units will have access to a lobby servicing two units at each level.	Complies
Vehicle access	Generally limit the width of driveways to a maximum of 6 metres. Locate vehicle entries away from main pedestrian entries and on secondary street frontages.	The road servicing the self care apartments does not directly service the other stages of the development and is a private road. Hence, this road is not defined as a primary street frontage.	Complies

Standards/Controls		Comment	Compliance
Part 3 – Building Design			
Apartment Layout	<p>Apartment sizes:</p> <p>Studio: min 38.5m²</p> <p>1 bed: min 63.4m² (single aspect)</p> <p>2 bed: min 80m² (corner)</p> <p>3 bed: min area 124m²</p> <p>Rule of thumb for Affordable Housing:</p> <p>1 bed: min 50m² (single aspect)</p> <p>2 bed: min 70m² (corner)</p> <p>3 bed: min 95m²</p>	<p>The development contains a mix of single aspect and cross-over dwellings that vary from one bedroom plus study to three bedroom apartments. Variety in size and living options is available to cater for different demands of users.</p> <p>The senior housing consists of:</p> <p>20 x 1 Bedroom + study: 73 m² (+15.75 m² balcony)</p> <p>20 x 2 Bedrooms: 82 m² and 101 m² (+15.78 m² balcony)</p> <p>20 x 3 Bedrooms: 146.5 m² (+22.72 m² balcony)</p>	Complies
	<p>Single-aspect apartments should be limited in depth to 8m from a window.</p> <p>Back of a kitchen should be no more than 8m from a window.</p> <p>Buildings not meeting the minimum standards listed above must demonstrate how satisfactory day lighting and natural ventilation can be achieved.</p> <p>Providing open space in the form of a balcony, a terrace, a courtyard or a garden for every apartment.</p> <p>Locating main living areas adjacent to main private open space.</p>	<p>All spaces within the units are a maximum of 8m from a window.</p> <p>Every apartment is provided with private open space in the form of either a courtyard or balcony.</p> <p>All of the private open spaces are accessed via the main living area.</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p>
Apartment Mix	<p>To provide a diversity of apartment types, which cater for different household requirements now and in the future.</p> <p>To maintain equitable access to new housing by cultural and socio-economic groups.</p>	<p>The proposal includes a 20 x one bedroom and study units; 20 x 2 bedroom units and 20 x 3 bedroom units.</p>	Complies
Balconies	<p>Provide primary balconies with a minimum depth of 2m.</p> <p>Developments that seek to vary from the minimum standards must demonstrate negative impacts from noise, wind can not be mitigated with design solutions.</p>	<p>The primary portion of each balcony will be provided with a minimum depth of 3.0m.</p>	Complies
Ceiling Heights	<p>Minimum 2.7m for habitable rooms, 2.4 for non-habitable rooms</p>	<p>Ceiling heights from finished floor level to ceiling are all a minimum of 2.7 m throughout the development.</p>	Complies
Flexibility	<p>To encourage housing designs which meet the broadest range of the occupants' needs as possible.</p> <p>To promote 'long life loose fit' buildings, which can accommodate whole or partial change of use.</p> <p>To encourage adaptive re-use.</p>	<p>The proposal includes an appropriate mix of dwellings in terms of area and number of bedrooms and also provides accommodation to cater for the growing number of elderly within the adjoining community.</p>	Complies
Ground Floor Apartments	<p>Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. This relates to the desired streetscape and topography of the site.</p> <p>Provide ground floor apartments with access to private open space.</p>	<p>Adaptable units will be confirmed in conjunction with detailed design work for the Stage 6 development.</p> <p>Many of the ground floor apartments have the</p>	<p>Adaptable units to be provided and confirmed at Stage 6.</p> <p>Refer comment</p>

Standards/Controls		Comment	Compliance
	<i>preferably as a terrace or garden.</i>	ability to access a ground level private open space area, with dimensions of such to be confirmed at the detailed design phase for this stage of the development.	
Internal Circulation	<i>In general, where units are arranged off a double loaded corridor, the number of units accessible from a single core/corridor should be limited to eight.</i>	Four (4) to six (6) apartments are serviced by each lift within the development.	Complies
Storage	<i>Studio apartments – 6m³ One bedroom apartments – 6m³ Two bedroom apartments – 8m³ Three plus bedroom apartments – 10m³</i>	Accessible storage facilities have been provided in the form of study rooms and wardrobe space at apartment entrances. Additional storage areas can be provided adjacent to the lower level carparking, if required.	Can be compliant
Acoustic Privacy	<i>Unit arrangement to avoid noise transmission</i>	Within the building, where possible, living dining areas have been located adjacent to each other or adjacent to lobby areas, while quieter areas such as bedrooms have also been located adjacent to each other to avoid noise transmission.	Complies
Daylight Access	<i>Living rooms and private open spaces for at least 70% of apartments should receive a minimum of three hours direct sunlight between 9am and 3pm in mid winter. In dense urban areas a minimum of 2 hours may be acceptable.</i> <i>Limit the number of single aspect apartments with a southerly aspect to a maximum of 10% of total units proposed.</i>	Apartment layout for the seniors housing provides for living rooms opening onto exterior balconies and with units having a north-eastern orientation to ensure that at least 70% of apartments receive a minimum of three hours direct sunlight in mid winter. There are no single aspect southern facing apartments.	Complies
Natural Ventilation	<i>60% of residential units should be naturally cross ventilated.</i> <i>25% of kitchens within a development should have access to natural ventilation</i>	All units in the development are naturally cross ventilated due to the elongated nature of the buildings. The majority of kitchens (ie greater than 25%) have access to natural ventilation.	Complies Complies

5.4 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ('Seniors Living SEPP') aims to encourage the provision of housing (including residential care facilities) that will increase the supply and diversity of residences to meet the needs of seniors or people with a disability. It also seeks to make efficient use of existing infrastructure and services and ensure that seniors housing is of good design.

Consideration has been given to the application of the Seniors Living SEPP in relation to the Stage 6 (Self Care Seniors Housing) and Stage 7 (Residential Care Facility and Hostel) of the proposed Life City Wollongong development. The manner in which the proposed amended self care housing, residential care facility and hostel will address the provisions of the SEPP, at the concept plan stage, is discussed below:

Clause 4(1) (Land to which this policy applies) confirms that the policy applies to "land that is zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes but only if:

(a) development for the purpose of any of the following is permitted on the land:

- (i) dwelling-houses,
- (ii) residential flat buildings,
- (iii) hospitals,
- (iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries, or

(b) the land is being used for the purposes of an existing registered club.

The Stage 4 Seniors Self care Housing is to be predominantly sited on land which is zoned R2 Low Density Residential with only a minor portion of this development sited on land which is zoned E3 Environmental Management. The Stage 7 Residential Care Facility is now fully located within the R2 Low Density residential zone. Within the R2 Low Density Residential zone dwellings are permissible and hence seniors housing is also permitted on this land. Within the E3 Environmental Management zone, residential flat buildings, hospitals and dwellings houses (due to the site area requirements under clause 4.2A), are not permitted under WLEP 2009 and hence senior's housing is also not permitted under Clause 4(1).

Further, under the provisions of clause 4(6) the Seniors Living SEPP does not apply to land which is described in Schedule 1 (Environmentally sensitive land) of the SEPP. Schedule 1 references environmentally sensitive land as land which is described as "critical habitat" or "environmental protection". The land which contains the seniors housing for Life City includes land zoned E3 Environmental Management and hence this land would arguably be classed as 'environmental protection' land, being land described in Schedule 1 on which senior's housing is not permitted under the SEPP. However, it is noted that the seniors housing will form an integral part of this medical and educational precinct and will provide for permanent residential accommodation for seniors through various stages of health commencing with independent living, assisted care and full time care. Further, the seniors housing will promote integration of young and elderly within the complex through the ability for seniors to be actively engaged as volunteers within the medical and educational facilities. In acknowledgement of the close linkages which exist between the seniors housing and the medical facility, the Director General has issued a clause 6 declaration for the concept plan, which will allow for the approval of all components of the Life City development.

In addition, legal advice has been obtained to further clarify this issue (advice prepared by Adrian Galasso SC of Seven Wentworth accompanies this PPR). Adrian Galasso SC concludes in his advice dated 28 May 2013 that "the subject land is not within an environmentally sensitive area of State Significance as contemplated by clause 8N(1)(a) of the EP&A Regulation, and accordingly the prescription against the grant of concept plan approval or project approval therein contained is not engaged".

Despite the Seniors Living SEPP not technically being applicable to the proposed development, the key provisions of the SEPP are addressed for the Seniors Living component of Life City facility (Stages 4 and 5) in the following manner:

Part 2 Site Related Requirements

- *Clause 26 'Location to Access and Facilities'* will be addressed as a private mini-bus servicing the Seniors Living Facility (both residential care facility and hostel and self care accommodation) will enable direct access for residents from both the residential care facility and hostel main entry, and from the access road(s) of the self care accommodation, to within 400m of the range of the required facilities within a range of commercial centres in the locality. The provision of a private bus service with direct access from suitable access pathways from the various parts of the site will therefore achieve compliance with the gradient requirements of the SEPP.
- *Clause 27 'Bushfire Prone Land'*: The site partly contains bushfire prone land and listed considerations of Clause 27 have been addressed and as identified previously in the Environmental Assessment, the requirements of Planning for Bushfire Protection can be complied with in respect to the Seniors Living component of the Life City development.
- *Clause 28 'Water and Sewer'*: the site can be adequately serviced by water and sewerage infrastructure as confirmed by the Engineering Report dated May 2013 prepared by C&M Consulting Engineers.
- *Clause 29 'Site Compatibility criteria'*: as demonstrated elsewhere in this report, the Life City proposal is compatible with surrounding land uses, including with the natural environment, existing and approved uses in the vicinity and will have adequate services and infrastructure to meet the demands of the proposal. In addition, the proposal is not likely to have any major adverse impacts subject to the implementation of the mitigation measures listed in Section 7 of this Preferred Project Report.

Division 2 Design Principles

The proposed Seniors Living component of the Life City development has been designed having regard to the design principles set out in Clauses 33-39 of the SEPP as demonstrated within the Environmental Assessment for the Life City development as referenced below:

- Neighbourhood Amenity and Streetscape: refer Section 9.2.7
- Visual and Acoustic Privacy: refer Section 9.2.9
- Solar access and design for climate: refer Section 9.2.9
- Stormwater: refer Section 9.2.11
- Crime Prevention: refer Section 7.3.8
- Accessibility: refer Section 9.2.13
- Waste Management: refer Appendix 19

The seniors living component of Life City has been relocated to an area with reduced visual impact and reduced environmental impact. The apartments have been split across three levels, however, the overall design of the units have not significantly been altered since the original concept plan. Discussions in relation to the above components are discussed elsewhere in this PPR where relevant.

Development Standards to be complied with

Clause 40: The minimum site size and frontage requirements have been met. While the buildings exceed 8 metres in height, the visual and other amenity impacts of the seniors housing is considered to be satisfactory. A management plan detailing the operations of the self care housing, residential care facility and hostel can be provided prior to Stages 4 and 5 proceeding, which will further address detailed aspects of the SEPP requirements.

6 Statement of Commitments

This Section contains a revised outline of the proposed environmental management and monitoring measures which are recommended for the amended Concept Plan for Life City Wollongong. Specifically, this section contains a description of the measures that should be considered for implementation to avoid, minimise, mitigate, rehabilitate/remediate, monitor and/or offset the potential impacts of the project.

6.1 Geotechnical Design Solutions, Works and Investigations

Statement of Commitments – May 2013:

- *Development staging for this site should be viewed in conjunction with our preliminary landslide risk assessment. The landslide risk assessment should be refined based on further mapping and site investigation works.*
- *Further subsurface geotechnical and environmental investigation is required comprising test pits, standpipe piezometers, dynamic core penetrometers (DCP), testing and deeper cored boreholes to identify soil consistency and density, soil compaction, soil thickness, depth to bedrock and bedrock consistency and insitu rock strength.*
- *Investigation assessing potential issues regarding earthworks and pavement design should be carried out. Laboratory testing of the site should comprise both undisturbed tube and bulk bag samples to assess such things as CBR, Shrink/Swell and other geotechnical parameters.*
- *An integrated geotechnical and environmental ground treatment strategy will be required for the site and should be prepared for the site.*
- *If access to the site is to be gained from Nolan Street, further work should be carried out along access ways to assess ground conditions and in particular the extent of the Nolan Dolerite.*
- *Following further assessment, and for any remaining 'high' risk areas, it would be preferable if the cut to fill could be reduced to depths in the order of +/- 1.5m, as per the advice of Section 4.1 of Coffey report GEOTWOLL03229AC-AB. If this cannot be accommodated due to site or design constraints, then much more extensive geotechnical investigation and design works specific to each area of cut and fill will be required to address possible landslide risk issues. This would involve design of suitable retaining structures with tie-back anchors/soldier piles or other remedial measures to address possible landslide issues. This will also need to consider relevant techniques for rock excavation to limit vibration and drainage issues.*
- *The geotechnical engineer should be included as part of the design and construction team in regard to the various geotechnical issues identified on this site.*

Revised Statement of Commitments:

The above Statement of Commitments in relation to geotechnical matters remains applicable, however will be updated, if required, following completion of further geotechnical investigations.

6.2 Contamination

Statement of Commitments – May 2013:

The Preliminary Phase 1 Assessment carried out by Clearsafe has revealed evidence of illegal dumping and some asbestos contaminated soils in areas of the site. A desktop analysis has also revealed that Acid Sulphate Soils have been mapped on part of the site. The following recommendations will therefore be adhered to:

- *Acid Sulphate Soils have mapped on Site under Clause 7.5 of the Wollongong Local Environmental Plan 2009. This is limited to the lot 4 York Street area of the Site. An acid Sulphate Soil Investigation should be conducted to determine the level of soil contamination before works are undertaken that will impact on the area.*

A Phase 2 Detailed Site Assessment will be conducted to investigate the site for possible contamination.

A Remedial Action Plan will be prepared in regard to the possible asbestos present on the site.

Revised Statement of Commitments:

The above Statement of Commitments in relation to contamination matters remains applicable, however will be updated, if required, following completion of further contamination investigations.

6.3 Heritage Protection Measures

Statement of Commitments May 2013 (Unchanged for Preferred Project):

Whilst the subject site does not contain areas of non-indigenous archaeological potential and does not contain Aboriginal sites or area of potential archeological deposit the following will be implemented during construction works:

- If Aboriginal objects are located during works an archaeologist, the Illawarra Local Aboriginal Land Council, and the Office of Environmental Heritage should be notified and further archaeological work and Aboriginal consultation may be necessary.
- If human skeletal remains are encountered during excavation, work must cease immediately and the NSW Police, and the Office of Environmental Heritage must be notified. If the skeletal remains are found to be Aboriginal and process of consultation and investigation in accordance with the Office of Environmental Heritage guidelines must be implemented.
- If unexpected (Non-Indigenous) finds are located during works the NSW heritage Branch should be notified under the provisions of the Heritage Act. A qualified heritage consultant should be engaged to assess the significance of the unexpected find, and to recommend whether further investigation would be required prior to works commencing.
- If unexpected (Non-Indigenous) archaeological remains are encountered, works must cease in the vicinity of the remains and the Heritage Branch and qualified archaeologist must be contacted to assess their significance and advise whether further action is required.

6.4 Biodiversity

Statement of Commitments – May 2013:

- As an off-set package, the proposed forest regeneration over some nine (9) hectares of the site will be undertaken by the developer in compensation for removing under one (1) hectare of regrowth native and weed vegetation.
- The vegetation with the highest native plant diversity shall be maintained in the eastern corner of the site.
- A Vegetation/Habitat Management Plan shall be prepared prior to the commencement of works on the site that will guide the restoration of the forest.
- Revegetation works will be undertaken progressively as development proceeds. The developer shall develop a regeneration staging strategy in conjunction with the Office of Environment and Heritage to confirm the staging and timing of the revegetation works.
- It is not considered that the site contains an Endangered Ecological Community, however in the event that it is determined necessary by the Department of Environment and Heritage, the applicant is prepared to enter into a biobanking agreement in relation to the revegetation works on the site.

Revised Statement of Commitments:

- As an off-set package, the proposed forest regeneration of the retained Illawarra Subtropical Rainforest will be undertaken by the developer in compensation for removing under one (1) hectare of regrowth native and weed vegetation.
- The vegetation with the highest native plant diversity shall be maintained in the eastern corner of the site, except where required to be removed to accommodate access from Nolan Street. Further the vegetation in the north-east of the site shall be retained except where required to be removed to accommodate carparking as shown on the Concept Plan or where selective removal is required for Asset Protection purposes.
- A Vegetation/Habitat Management Plan shall be prepared prior to the commencement of works on the site that will guide the restoration of the forest.
- Revegetation works will be undertaken progressively as development proceeds. The developer shall develop a regeneration staging strategy in conjunction with the Office of Environment and Heritage to confirm the staging and timing of the revegetation works.

6.5 Bushfire

Original Statement of Commitments (Unchanged for Preferred Project):

The following recommendations made within the 'Bushfire Assessment' prepared by EcoLogical Australia will be adhered to:

- Recommendation 1- Asset protection zones are to be provided to the proposed special Fire Protection Purpose development as listed in Table 1 of the Bushfire Assessment prepared by EcoLogical Australia (Table 19, Section 9.2.5):
- Recommendation 2- Asset protection zone management is to comply with the NSW Rural Fire Service document 'Planning for Bush Fire Protection 2006' inner protection area requirements as listed in Appendix 2 Section A2.2 of PBP and guided by the fuel management principles listed in Section 4 of the Bushfire Assessment;

- Recommendation 3- Future landscaping across the development is to comply with the principles listed in appendix 5 of PBP;
- Recommendation 4- Construction standards of future proposed buildings shall comply with the requirements as listed within Table 2 (Bushfire Assessment prepared by EcoLogical Australia (Table 2, Section 9.2.5), in accordance with AS3959-2009- 'Construction of Buildings in Bushfire prone areas';
- Recommendation 5- A reticulated hydrant water supply should be installed throughout the proposed development in accordance with Australian Standards AS2419.1;
- Recommendation 6- Internal access roads are to comply with NSW Rural Fire Service document 'Planning for Bush Fire Protection 2006' as listed in Section 8 of the Bushfire Assessment;
- Recommendation 7- Electrical services should be installed underground;
- Recommendation 8- Gas services are to be installed and maintained in accordance with AS/NZS 1596:2008 (Standards Australia 2008);
- Recommendation 9- Adequate bushfire evacuation/emergency procedures and vegetation management plans should be prepared by the parties responsible for the ongoing management and maintenance of the proposed development. These plans should be prepared prior to the occupation on the Life City Holistic Medical Centre buildings.

6.6 Residential and Environmental Amenity

Statement of Commitments- May 2013 (Unchanged for Preferred Project):

- Detailed Landscape Plans to comply with the requirements of Chapter E6 of WDCP 2009 will be prepared in conjunction with each stage of the development.
- The Landscape Plan shall confirm the provision of dense landscaping within the buffer zone between residential properties in Warwick Street and Hopman Crescent; the provision of screen planting between the development and the M1 Princes Motorway; and landscaping throughout the development site.
- Soil and Water Management is to be carried out in accordance with the Soil and Water Management Plan prepared by C&M Consulting Engineers Report No. R00864-S&WMP. Basin Management, Land Disturbance Conditions, Construction Sequences, Erosion Control Measures, Sediment Control Conditions and Site Maintenance Requirements are to be undertaken in accordance with this Plan.
- Detailed wind modelling will be undertaken in conjunction with further design work to identify the impact on both external and internal environmental conditions and for inhabitant comfort within the development. It will also identify any possible negative wind impacts for surrounding neighbours as a result of the built form or landscaping.
- An Environmental Management Plan and Community Consultation Plan shall be prepared prior to construction.
- An Air Quality Management Plan will be prepared prior to construction to ensure that the proposed development does not cause the emission of offensive odour beyond the boundary of the premise.
- The stormwater drainage system of the site will be designed in accordance with Chapter E14 of WDCP 2009.

6.7 Sustainability

Statement of Commitments May 2013 (Unchanged for Preferred Project):

In accordance with the recommendation of Vim Sustainability an overarching Sustainability Masterplan will be prepared prior to the construction of the development. This masterplan will confirm the range of sustainability

initiatives which will be incorporated within each stage of the project to provide overall resource efficiency including energy and water usage combined with a high level of internal comfort and maximised internal environment quality. In addition, this Masterplan will identify renewable energy methodologies and suitable landscaping outcomes which are to be implemented for the project. Specific measures which will be considered at the detailed design stage include use of natural ventilation; bespoke facades; solar windows; double glazed window units; use of an intelligent building management system; renewable energy photovoltaic/ wind generator for energy generation; energy generating lifts; adoption of a suitable commissioning process; thermal mass construction; maximised internal environment quality through appropriate materials selection; a suitable metering strategy to monitor and manage water and energy use; compliance with Section J or BASIX energy efficiency requirements; sensor control of lighting and equipment; suitable water efficient landscaping; appropriate shading and solar access provision; water efficiency devices; and capture of rainwater.

In accordance with the recommendations of C&M Consulting Engineers the proposed development will incorporate a local detention system as the proposed developed has not been included within the regional stormwater system.

The proposed drainage system for the development will be designed to collect all surface runoff flows from impermeable surfaces such as roads, buildings and hard surface areas to the designated conveyancing system. The drainage system will include:

- A piped system to collect minor stormwater flows from the developed areas;
- Grass lined swales off the edges of the carparks;
- Gross pollutants traps at each minor stormwater outlet point;
- Rainwater tanks for each building;
- Bio-retention/detention basin to reduce nutrient runoff and peak flows to pre-development levels.

Detailed design of the drainage system will confirm that the proposed drainage system can achieve its main function of safe conveyancing through the site without any adverse impact on both site and downstream site.

A 'Treatment Train' will be provided within the Life City development to provide effective water quality control measures, incorporating two or more measures which are most effective in reducing pollutant loadings. The most likely treatment train will consist of a gross pollutant trap (GPT), vegetation buffers and a bio-retention basin or wetland.

Detailed design stages will also include consideration of opportunities to reduce demand on potable water and to reduce wastewater exported from the development, including consideration of rainwater tanks to supplement water supply and the installation of AAA fitting to reduce consumption of potable water.

6.8 Built Form

Statement of Commitments May 2013 (Unchanged for Preferred Project):

The design shall adhere to the principles and objectives of State Environmental Planning Policy 65 – Design Quality of Residential Flat Development and State Environmental Planning Policy- Housing for Seniors or People with a Disability (2004).

Further detailed design of any retaining structures and battering will occur prior to the commencement of the development to ensure that the height of retaining structures is minimised and battering in conjunction with landscaping is used where possible.

6.9 Traffic

Statement of Commitments May 2013:

- Upon completion of Stage 3, the Warwick Street access will only service the residential care facility and the northern section of the medical centre. No through access from Warwick Street to the remainder of the development will be available other than emergency situations. The link section of road between the Warwick Street and Nolan Street access roads shall be restricted through the use of paving and signage and narrowing of this section of access road.
- An application for reclassification of the land in the ownership of Wollongong City Council, over which the Nolan Street access is to be constructed shall be submitted and the reclassification and lease/purchase of land obtained prior to the commencement of works on the Stage 3 (Hi-Tech Holistic Cancer & Medical Hospital Facility).
- The Nolan Street access intersection will be upgraded through the provision of a roundabout by 2031.
- Investigate with Premier Illawarra the potential for provision of a bus stop within the site as an extension of bus route 34 and, if required, investigate with Wollongong City Council the possibility of dedicating the internal road as a public road to accommodate this bus route.
- Provide a private mini-bus service for residents of the seniors housing development to address the accessibility requirements of SEPP (Seniors Housing) 2004.
- Provide adequate carparking to meet the requirements specified in Chapter E3: Carparking Access, Servicing/Loading facilities and Traffic Management of Wollongong Development Control Plan 2009.
- In order to support higher public transport usage the following elements of workplace travel plans shall be integrated into the development of Life City:
 - Providing a shuttle bus service to and from Unanderra and/or Kembla Grange railway station;
 - Coordinating up a car sharing scheme;
 - Developing public transport information programs and promotions;
 - Providing and encouraging the use of the local pedestrian environment;
 - Providing and encouraging the use of cycle facilities;
 - Negotiating service requirements with transport agencies; and
 - Developing attractive flexible working practises.

Revised Statement of Commitments:

- Upon completion of Stage 2, the Warwick Street access will only service the Stage 1 Medical Centre, Day Surgery and Respite Care Centre. No through access from Warwick Street to the remainder of the development will be available other than emergency situations. The link section of road between the Warwick Street and Nolan Street access roads shall be restricted through the use of paving and signage and narrowing of this section of access road.
- An application for reclassification of the land in the ownership of Wollongong City Council, over which the Nolan Street access is to be constructed shall be submitted and the reclassification and lease/purchase of

land obtained prior to the commencement of works on the Stage 3 (Hi-Tech Holistic Cancer & Medical Hospital Facility).

- Investigate with Premier Illawarra the potential for provision of a bus stop within the site as an extension of bus route 34 and, if required, investigate with Wollongong City Council the possibility of dedicating the internal road as a public road to accommodate this bus route.
- Provide a private mini-bus service for residents of the seniors housing development to address the accessibility requirements of SEPP (Seniors Housing) 2004.
- Provide adequate carparking to meet the requirements specified in Chapter E3: Carparking Access, Servicing/Loading facilities and Traffic Management of Wollongong Development Control Plan 2009.
- In order to support higher public transport usage the following elements of workplace travel plans shall be integrated into the development of Life City:
 - Providing a shuttle bus service to and from Unanderra and/or Kembla Grange railway station;
 - Coordinating up a car sharing scheme;
 - Developing public transport information programs and promotions;
 - Providing and encouraging the use of the local pedestrian environment;
 - Providing and encouraging the use of cycle facilities;
 - Negotiating service requirements with transport agencies; and
 - Developing attractive flexible working practises.

6.10 Site Servicing - Utilities

Statement of Commitments May 2013 (Unchanged for Preferred Project):

The following requirements of Sydney Water will be addressed at the Section 72 Application phase in accordance with the requirements of Sydney Water:

- Provision of peak water supply demand and identification of proposed connection points to enable Sydney Water to determine detailed water supply requirements.
- Provision of details of the proposed wastewater servicing scheme for the site (at Section 73 application stage) to identify proposed connection points and wastewater flows. This will most likely be provided in the form of a catchment plan and flow schedule showing connection to the existing system.
- Construction of water main and waste water extensions and amplification of the existing system to service the developer will be undertaken to Sydney Water requirements.

6.11 Waste Minimisation

Statement of Commitments May 2013 (Unchanged for Preferred Project):

The management of Life City Wollongong, including the Medical Centre & Day Surgery and Hi Tech Holistic Cancer & Medical Hospital will encourage waste minimisation and recycling opportunities, in addition to the avoidance of waste by appropriate purchasing of materials and products. This will be achieved through education and training of staff and implementation of an operational waste management strategy. Other operational management measures will be implemented such as spill management and waste handling procedures. This can also be implemented through the occupational health and safety processes of the hospital.

Waste collection areas and arrangements shall adhere to the principles contained within the Waste Management Plan prepared by TCG Planning dated 29 November 2012.

Any radiation apparatus installed will be registered with EPA upon completion of the facility. Should the practice undertake thyroid treatment with I-131, then consultation will occur with Sydney Water to confirm if sewage delay tanks will be required.

6.12 Acoustic

Statement of Commitments May 2013:

To achieve the necessary noise levels, the following construction items are to be included:

- Indicative external glazing on the northern portion of the site including the Serviced Apartments, Self Care Seniors Housing and Residential Care Facility to be upgraded single glazing 10.38mm laminated glazing with full perimeter acoustic seals, with the precise measurement to be determined prior to construction.
- Indicative external glazing on the central portion of the site including the Serviced Apartments (south), Self Care Seniors Housing (South) Medical Centre / Day Surgery, & Research and Ancillary Accommodation to be upgraded single glazing 6mm float glazing with full perimeter acoustic seals, with the precise measurement to be determined prior to construction.
- External glazing for the southern region including the Hi-Tech Holistic Cancer & Medical Hospital & Child Care Centre to be naturally ventilated standard glazing without acoustic seals.
- Light weight wall / roof construction is allowable, however, noise intrusion of this material is to be taken into consideration to ensure overall internal noise levels are compliant.
- Provision of 1.8m high screening between carparking areas/access driveways and residential receivers for areas within 50m of residences.
- Acoustic for the new access road toward Nolan Street, indicatively, this could be a 2.3m high imperforate screen to either side of the access road (constructed of masonry, fibre cement, colourbond or acoustic equivalent), or equivalent screening to the boundaries of the site.
- A construction noise management plan for each stage be conducted prior to construction, to assess the particular construction methods and noise mitigation measures
- The development will comply with the NSW Government's 'Development Near Rail Corridors and Busy Roads – Interim Guideline'.

Revised Statement of Commitments:

To achieve the necessary noise levels, the following construction items are to be included:

- Indicative external glazing on the northern portion of the site is to be upgraded single glazing 10.38mm laminated glazing with full perimeter acoustic seals, with the precise measurement to be determined prior to construction.
- Indicative external glazing on the central portion of the site is to be upgraded single glazing 6mm float glazing with full perimeter acoustic seals, with the precise measurement to be determined prior to construction.
- External glazing for the southern region is to be naturally ventilated standard glazing without acoustic seals.
- Light weight wall / roof construction is allowable, however, noise intrusion of this material is to be taken into consideration to ensure overall internal noise levels are compliant.

- Provision of 1.8m high screening between carparking areas/access driveways and residential receivers for areas within 50m of residences.
- Acoustic treatment for the new access road toward Nolan Street, indicatively, this could be a 2.3m high imperforate screen to either side of the access road (constructed of masonry, fibre cement, colourbond or acoustic equivalent), or equivalent screening to the boundaries of the site.
- A construction noise management plan for each stage be conducted prior to construction, to assess the particular construction methods and noise mitigation measures
- The development will comply with the NSW Government's 'Development Near Rail Corridors and Busy Roads – Interim Guideline'.

6.13 Site Management

Statement of Commitments – May 2013:

A management plan detailing the operations of the self care housing, residential care facility and hostel is to be prepared prior to Stages 2 and 7 proceeding, which will further address detailed aspects of State Environmental Planning Policy- Housing for Seniors or People with a Disability (2004).

The development shall incorporate a range of measures to address '*Safer by Design Principles*' including:

- The provision of security outside of working hours to provide continued surveillance of the site during the construction phase.
- Implementation of a system to ensure that visitors during the construction phase report to administration/reception on arrival.
- Security lighting in key locations to provide good visibility at night.
- The provision of pedestrian and bicycle pathways accessing the site from surrounding streets.
- Consideration of potential safety problems such as locations for entrapment. Landscaped areas will be designed to ensure that vegetation will not obstruct lines of sight and will be maintained to a good standard.

A Construction Noise and Vibration Management Plan will be prepared prior to construction.

Revised Statement of Commitments:

A management plan detailing the operations of the self care housing and residential care facility is to be prepared prior to Stages 5 and 6 proceeding, which will further address detailed aspects of State Environmental Planning Policy- Housing for Seniors or People with a Disability (2004).

The development shall incorporate a range of measures to address '*Safer by Design Principles*' including:

- The provision of security outside of working hours to provide continued surveillance of the site during the construction phase.
- Implementation of a system to ensure that visitors during the construction phase report to administration/reception on arrival.
- Security lighting in key locations to provide good visibility at night.
- The provision of pedestrian and bicycle pathways accessing the site from surrounding streets.

- Consideration of potential safety problems such as locations for entrapment. Landscaped areas will be designed to ensure that vegetation will not obstruct lines of sight and will be maintained to a good standard.

A Construction Noise and Vibration Management Plan will be prepared prior to construction.

7 Conclusion

This revised Preferred Project Report has been prepared for Delbest Pty Ltd in relation to the Life City development, which is a Hi Tech Holistic Cancer and Medical Hospital Facility providing tertiary inpatient cancer treatments and a range of medical services, to be located in Berkeley, NSW. The report addresses matters raised by the Department of Planning and Infrastructure following assessment and peer review of the Concept Plan submitted in May 2013. The proposed development is to be constructed in six (6) stages. This Preferred Project Report also demonstrates measures to minimise potential environmental and amenity impacts of the proposal and contains a revised Statement of Commitments in response to submissions.

The project has been declared as a 'transitional' project under repealed Part 3A of the EP&A Act, as it is captured under Schedule 1, Group 7, Clause 18 of State Environment Planning Projects 2005 (Major Projects), being a hospital development valued at more than \$15 million. The Director General issued his requirements for project MP10-0147 on 26 October 2010. This assessment has been prepared in accordance with the provisions of the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulations, 2000 and addresses the requirements of the Director General.

The proposed Hi-Tech Holistic Cancer and Medical Hospital facility development is to be established within the boundaries of Lot 4 DP 258635 Warwick Street, Lot 2 DP 534116 Nottingham Street and Lot 2 DP 249814 York Street, Berkeley, with the primary point of access provided through Council owned land, identified as Lot 21 DP 1008877 and Lot 2 DP 860917.

The beneficial effects of the proposal include:

- The improved level of health and educational services which the project will provide to local, regional, national and international patients, particularly focusing on holistic services and tertiary inpatient cancer treatments.
- The land use provides a site specific response to the development of the site with regard to the environmental impacts of the proposal on the site and surrounding area.
- The development will result in low level amenity impacts including noise, air quality and water quality impacts.
- The acceptable environmental impacts associated with the proposal with regard to impact on biodiversity and other site features and the ability to implement mitigating strategies to address any areas of concern.
- The proposal will facilitate the regeneration of native vegetation on a site which has undergone significant historical clearing.
- The development will have positive social and economic impacts through the provision of increased health care and employment opportunities.

The proposed development has been further reduced in footprint to be sited predominantly within the R2 Low Density Residential zone and to a lesser extent within the E3 Environmental Management zone of Wollongong Local Environmental Plan 2009. Whilst a number of the proposed uses within on the site (and primarily within the E3 zone) are prohibited under WLEP 2009 and are not expressly permitted by State Environmental Planning

Policy (infrastructure) 2007, the Director General may grant approval to the Concept Plan as the land is not an within an environmentally sensitive area of State significance or a sensitive coastal location.

This Preferred Project Report has been prepared following amendment to the concept and architectural plans and following the review of a number of specialist subconsultant investigations which have been undertaken to address site constraints, environmental implications and mitigating strategies. The primary issues/outcomes which have been identified within this revised Preferred Project Report, the Preferred Project Report of May 2013 and also within the Environmental Assessment (prepared by TCG Planning in February 2013) and the recommended mitigating strategies are summarised as follows:

- There is no requirement for further investigation of **Aboriginal or European heritage** before the project commences, as the site does not contain built heritage items, Aboriginal sites, areas of particular cultural significance or areas of archaeological potential.
- The proposed **forest regeneration** of the retained area of Illawarra Subtropical Rainforest on the site will be undertaken by the developer in compensation for removing under one (1) hectare of regrowth native and weed vegetation. A Vegetation/Habitat Management Plan shall be prepared prior to the commencement of works on the site that will guide the restoration of the forest.
- The development can accommodate the required **Asset Protection Zones** through building setbacks and removal/management of vegetation for Special Fire Protection Purpose (SFPP) development and will provide the required access arrangements and water supply for fire fighting purposes to meet the requirements of 'Planning for Bush Fire Protection 2006' (Rural Fire service).
- Preliminary local **wind climate analysis** has been undertaken by Vim Sustainability which indicates that wind impacts are not expected to create any negative issues.
- The site can be adequately **served** to Sydney Water and other agency requirements, subject to any necessary augmentation of services by the developer.
- An analysis of **views**, taking into consideration the site and surrounding topography, reveals that the main vantage points of the site are long distance views from the west and short distance views from the north and east, with the development not visible from the south or from residences in Nottingham Street.
- The development will not significantly **impact on adjacent residents** when considering residential amenity, streetscape impact overshadowing and privacy.
- With respect to **acoustic impacts**, a detailed assessment confirms that existing properties surrounding the development would not be adversely impacted by the proposed development provided appropriate management and engineering control measures are implemented. Acoustic treatment will be required for components of the development to ensure compliance with the assessment criteria due to the transfer of noise through windows and doors from the F6 Freeway.
- A range of **sustainability initiatives** may be incorporated within the project to provide overall resource efficiency including energy and water usage combined with a high level of internal comfort and maximised internal environment quality. In addition, renewable energy methodologies and suitable landscaping outcomes are to be implemented as appropriate.
- In principle, the proposed **drainage system** for the Concept Plan can achieve its main function of safe conveyancing through the site without any adverse impact on both site and downstream site. A 'Treatment Train' will be provided within the Life City development to provide effective water quality control measures, incorporating two or more measures which are most effective in reducing pollutant loadings.

- Music Modelling confirms that in all instances the proposed **water quality control measures** will enable the reduction targets to be achieved for all key stormwater pollutants and hence by implementing the proposed treatment measures within the proposed development there will be no detrimental effect on the quality of stormwater running from the site.
- The **built form** is designed to complement the proposed use for the building and it maintains the predominant building alignments best expressed by the existing landscape and the contour of the land.
- The construction of the primary access road from Nolan Street within Stage 2, including restriction on access from Warwick Street, and the provision of a private bus service for the seniors housing will ensure that **infrastructure** is provided at the required stage. Reclassification of Lot 2 DP 860917 and Lot 21 DP 1008877 to operational land can occur before the Stage 2 development proceeds, with Wollongong City Council raising no initial objections to the use and reclassification of this land. Demands on Wollongong City Council or regional assets, infrastructure and services are not anticipated, as the site is fully contained facility.
- **Sight distances** for the proposed access road from Nolan street will meet the 50m requirement specified in the Austroads Publication '*Guide to Traffic Engineering Practice, Part 5: Intersections at Grade (2005)*'. This intersection will also meet the safe intersection sight distance (SISD) requirement of 90m.
- The development will provide adequate **parking** for cars, motorcycles and bicycles to meet the requirements of Wollongong Development Control an 2009. Parking dimensions and aisle widths will meet Australian Standard AS2890.1:2004 Parking facilities, Part 1: Off-Street Car Parking.
- With respect to **turning movements**, a refuse vehicle and fire truck can be accommodated on site and that the trucks would be able to exit the site in a forward direction.
- The Nolan Street/Life City **access** would operate satisfactory in the both the AM and PM peaks in 2021 and 2031.

Further subsurface geotechnical and environmental investigations will be prepared prior to determination of the application , with the results of this additional testing to be submitted under separate cover.

Detailed consideration of the environmental impacts of the proposed Preferred Life City Wollongong development has been undertaken within this Preferred Project Report. In assessing the impacts of the proposed development consideration has been given to amenity and environmental matters. The assessment of each of these elements has concluded that, subject to the implementation of appropriate mitigation measures, the Preferred Project will not result in significant adverse impacts on the biophysical or social environment. Further, the development will not require the provision of publicly funded infrastructure at a local, regional or state level.

Based on the principally low levels of environmental risk, and the economic and employment benefits to the Illawarra Region, it is concluded that Life City Wollongong, Hi-Tech cancer and medical hospital facility should be approved, following consideration of the additional geotechnical and contamination testing, and subject to the imposition of appropriate conditions of consent to mitigate against any potential impacts and to address the requirement for additional investigations prior to the commencement of works.

Appendix 1

Traffic and Transport Assessment

Appendix 2

Visual Analysis

Appendix 3

Cut and Fill Plan

Appendix 4

Engineering Plans and Report