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Department of Planning & Infrastructure  
GPO BOX 39  
SYDNEY NSW 2001

## APPLICATION

**MP-2010/147**

Date

**19 December 2013**

Dear Sir/Madam

<b>Development</b>	Hi-Tech Holistic Cancer and Medical Hospital Facility and Ancillary uses
<b>Location</b>	Lot 4 Warwick Street, BERKELEY NSW 2506, Lot 2 Nottingham Street, BERKELEY NSW 2506, Lot 2 York Street, BERKELEY NSW 2506

Thank you for the opportunity to provide comment on the Preferred Project Report for the Hi-tech Holistic Centre and Medical Hospital Facility located at the above-mentioned property. As you would be aware Council provided an earlier submission on the initial proposal (5 June 2013). Unfortunately the timing of the recent exhibition in December has not allowed for the matter to be reported to a Council Meeting. A request for an extension of time to enable Council to formally consider the proposal at its meeting in January 2014 was not supported by the NSW Department of Planning and Infrastructure (DPI), although a one week extension was granted to enable a submission to be made before the Christmas break. The timing is unfortunate given the ongoing interest of the Councillors and community in this important project.

Despite the above it is clear that significant changes have been made to the proposal in response to previous issues raised by Council and the local community. This includes a reduction in scale and ancillary uses, along with improvements to overall design and layout. The removal of the Healthcare Technical High School and research library, along with lecture theatre and auditorium, has resulted in a lowering of traffic generation impacts. The revised masterplan includes a reduction in building heights and floor area, and reduced excavation, which generally leads to improved compatibility with adjoining land uses. The amended scheme also reduces the disturbance of existing vegetated areas. The development is now more aligned with the current E3 Environmental Management zone and the R2 Residential zone boundaries.

Notwithstanding the improvements made to the masterplan a number of concerns remain. The proposed 30m high hospital is well outside the 9m height limit which applies in the locality. Similarly there are concerns over the high visibility of the buildings located toward the Warwick St/Hopman Cres frontage. The proposal relies on vegetation to screen the visual impacts and little or no emphasis has been given to ensuring suitable urban design/architectural outcomes.

Significant concern continues over the appropriateness of the site selected for this proposal, along with the future proposed access road. The site is poorly located in terms of its isolation from the community and limited access to transport and services. This is particularly relevant given the range of facilities and ancillary land uses proposed, and the availability of other more suitable land in nearby centres (Berkeley, Unanderra or Warrawong).

Furthermore, the proposed hospital and subsequent stages (stages 3-5) rely on a new road to be built through land zoned E3 Environmental Management. Apart from the potential vegetation or habitat loss, this road is likely to be problematic in terms of grade, topography and proximity to residential dwellings

and a high voltage transmission corridor. In addition the road will require the reclassification of community land and an easement or purchase from Council. If issues relating to the road design and acquisition remain unresolved, then the proposal cannot proceed beyond stage 2. Please note that vehicular access to stages 3-5 (including the hospital) from the existing residential streets (Warwick Street and Hopman Crescent) is unacceptable. Any failure to resolve the road issue will impact the overall scheme, yet this matter to date has only been subject to superficial analysis by the proponent.

It is understood that DPI intends to report on this application early in the New Year, hence the inability to allow an extension of time on the exhibition period. Please note that whilst the proposal has been significantly modified there remain a number of key concerns that are not adequately resolved, and for these reasons Council is unable to support the proposal in its current form. Council looks forward to the matter being referred to the Planning and Assessment Commission (PAC), and the opportunity to present its concerns directly to the PAC.

Yours faithfully

A handwritten signature in black ink, appearing to read 'David Farmer', written over a horizontal line.

**David Farmer**  
**General Manager**  
Wollongong City Council