

Our Ref: 108121-01/Letter 004

Contact: David Laing



27 June 2008

Wollongong City Council  
LOCKED BAG 8821  
**WOLLONONG NSW 2500**

Attention: Mr David Green

**RE: SUBMISSION ON WEST DAPTO URBAN RELEASE DOCUMENTS  
PROPOSED ILLAWARRA INTERNATIONAL HEALTH PRECINCT,  
HUNTLEY**

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Dear David,

Further to our letter dated 29 May 2008, which indicated our intention to lodge a detailed submission to the West Dapto Release Area (WDRA) exhibition, we are pleased to inform you that the project has achieved major project status from the Department of Planning (DoP) dated 20 June 2008.

As we indicated previously, Cardno has been commissioned by Dr Brett Gooley (La Vie Developments Pty Ltd), through project managers Illawarra Regional Development Group, to undertake the technical investigations on a proposed private hospital development at Huntley. The proposed "Illawarra International Health Precinct", incorporates:

- Illawarra International Hospital
- Illawarra Specialist and Surgicentre
- Illawarra International Aged and Disability Centre.

The proposed development will result in:

- 352 additional beds in the proposed private tertiary referral hospital
- Generate up to 4,000 Direct Employment Positions
- Additional 1,600 Ancillary/Indirect Jobs
- Capital Investment Value in excess of \$250 million
- Estimated \$450m pa turnover, \$23m pa local investment catalyst, reduced patient/family travel expenditure of \$3m pa, and \$310m annual salary expenditure

The subject site is located at the corner of Huntley and Avondale Roads, Huntley, and is formally described as Lot 22 DP 607750 & Lot 4 DP 258024. It has an area of 10.5ha. It is located on the urban-rural fringe of the Dapto urban area and adjoins the existing suburb of Penrose.

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The proposed Penrose railway station is located approximately 600m from the subject site and the existing Dapto regional centre and Railway Station are located approximately 2.5km from the site. A site plan and a local context plan are attached.

Based on our review of the WDRA exhibited documents, we are seeking Council's consideration on the following recommended changes to the documents.

1. ***Rezone the site and its immediate locality from the zone to a SP1 zone to facilitate the nature of the proposed development and to encourage future growth of medical related research and development activities within this area.***
2. ***Amend the lot size, height and FSR plans in the LEP in accordance with the proposed scale of the development and the future Part 3A concept approval.***

## **Background**

Since 2006, La Vie Developments have been investigating alternative sites to develop a world class private hospital and major health care campus in the Illawarra. La Vie Developments purchased 18ha of land in Tullimbar based on two years of investigation of alternative sites within the Illawarra.

During 2006, La Vie Developments approached the Department of Planning and Shellharbour City Council regarding the proposed development. Following the advice from these authorities, La Vie Developments commissioned Cardno Forbes Rigby to prepare a Preliminary Rezoning Assessment in November 2006 which examined the physical, environmental, social and financial feasibility of the proposal on the site. The investigation and subsequent liaison with the Government had led to the lodgement of a rezoning application in June 2007 to allow the proposal to be formally assessed. The rezoning application was placed before Shellharbour City Council for assessment and in February 2008, Council refused the rezoning application citing flooding and traffic grounds.

La Vie Developments subsequently investigated and have secured rights to the subject site. The site is free of major environmental constraints and is located within a planned urban release area identified for future urban development in the next 20-30 years.

La Vie Developments has engaged a project team to undertake the necessary architectural design, town planning, engineering and project management aspects of the project. The project team consists of:

- Illawarra Regional Development Group – Project Management
- Imagescape Pty Ltd – Architectural Design
- Cardno Forbes Rigby – Engineering, Environmental and Town Planning

Preliminary consultation was undertaken with DoP and Council with respect of the project. A subsequent submission was lodged with DoP seeking major project status, to which a response was received declaring the project a major project under Part 3A of the *Environmental Planning and Assessment Act 1979*.

## **Scope and Staging of Proposed Development**

The proposed scope and staging of the proposed development are summarised in **Table 1**. A draft masterplan is attached for your information.

**Table 1 – Proposed Project Scope and Staging**

<b>Stage</b>	<b>Project Components</b>
<b>Stage 1</b>	Illawarra International Specialist and Surgicentre Including 10 overnight beds, two intensive care beds
<b>Stage 2</b>	Pathology and Radiology Units
<b>Stage 3</b>	24 hr Medical centre, pharmacy and casualty With ten overnight beds
<b>Stage 4</b>	Stand alone obstetric unit With 20 overnight single bed suites
<b>Stage 5</b>	Illawarra International Hospital with 310 overnight beds
<b>Stage 6</b>	Nurse, resident medical officer and medical student accommodation Integral with the tertiary referral hospital education programme
<b>Stage 7</b>	Illawarra International Aged and Disability Centre With 280 beds; mainly high care Senior's independent living units
<b>Stage 8</b>	Educational Facility With associated accommodation for patient's relatives and outpatient accommodation while undergoing extended therapies

### **Zoning for Private Hospital and Surrounding Lands**

The site is currently zoned 1 Non Urban under the Wollongong Local Environmental Plan 1990, and hospital is *permissible* in the current 1 Non Urban zone.

The draft West Dapto Release Area exhibited documents has identified the subject site to be the location of the future Huntley Village and part of the site is allocated to support the future neighbourhood centre of the village. Accordingly, the draft LEP provides the following zoning on the subject site:

- B1 Neighbourhood Centre,
- R2 Low Density Residential
- R3 Medium Density Residential
- SP2 Infrastructure

Under the draft LEP, hospital is *not permissible* in the above zones.

The major project declaration from DoP suggests that there is no “in principle” objection by the Department to the project on this location. We therefore seek Council’s consideration for alternative zoning on the site to reflect the proposed use.

We have reviewed the zoning and planning controls currently in place for the existing Wollongong Hospital. Under the newly released Wollongong City Centre LEP 2007, Wollongong Hospital and its immediately locality is zoned **SP1 Special Activities Hospitals and Medical Research and Development**. This zone has the following objectives and land use table:

## **Zone SP1 Special Activities—Hospitals and Medical Research and Development**

### **1 Objectives of zone**

- To provide for special land uses that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and which minimises any adverse impacts on surrounding land.
- To provide for development that is compatible with Wollongong Hospital, including residential accommodation.
- To prevent development that is not compatible with or that may detract from the activities, including medical research and development associated with Wollongong Hospital.

### **2 Permitted without consent**

*Environmental protection works.*

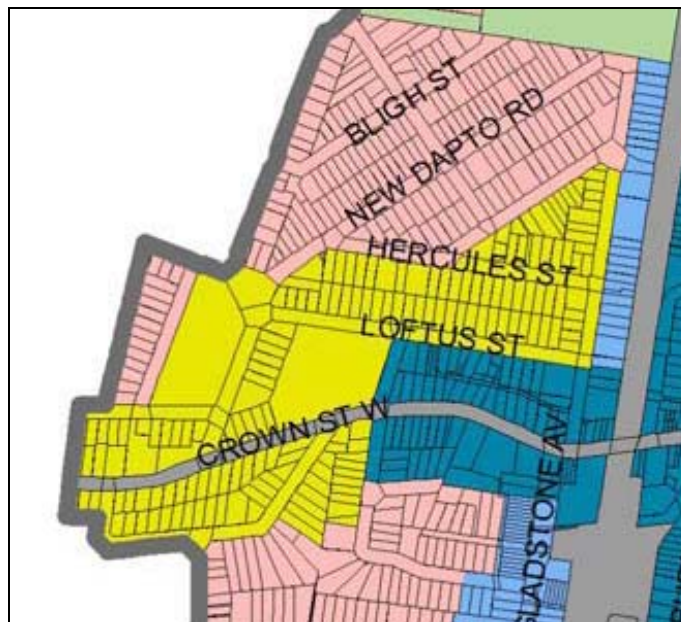
### **3 Permitted with consent**

*Boarding houses; Car parks (but only as required by this Plan or public car parking provided by or on behalf of the Council); Child care centres; Community facilities; Dwelling houses; Educational establishments; Food and drink premises; Funeral chapels; Funeral homes; Group homes; Hospitals; Hostels; Medical centres; Medical research and development facilities; Mortuaries; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential care facilities; Residential flat buildings; Roads; Seniors housing; Shop top housing; Utility installations.*

### **4 Prohibited**

*Any other development not otherwise specified in item 2 or 3.*

As you are aware, this SP1 zone covers the Wollongong Hospital and the area adjoining the hospital site as shown in **Figure 1**, an extract of the zoning plan.



**Figure 1 – Extent of SP1 Zone Under City Centre LEP 2007**

This zoning encourages a range of medical research bodies to locate within this medical precinct. There is opportunity to adopt this planning principle on the subject site and its adjoining area. This specialist area can encourage the future growth of medical activities within this area and become the future employment precinct of West Dapto.

We propose to identify the subject site and the area around the site to be the medical precinct in Huntley. The proposed Zoning Plan for this medical precinct is attached, and the proposed zoning objectives and land use table for this new SP1 zone are provided as follows:

**Zone SP1      *Special Activities—Hospitals and Medical Research and Development***

**1 Objectives of zone**

- To provide for special land uses that are not provided for in other zones.
- To enable the development of the Illawarra Intentional Health Precinct as a significant contributor to the economic and employment growth of the City of Wollongong.
- To provide for development that is compatible with the health care and medical research and development uses, including residential accommodation.
- To prevent development that is not compatible with or that may detract from the health care and medical research and development nature of this locality.

**2 Permitted without consent**

*Environmental protection works.*

**3 Permitted with consent (currently not included in the Wollongong Hospital SP1 zone)**

*Advertisements; Advertising Structures; Boarding houses; Business identification signs; Business Premises; Car parks (but only as required by this Plan or public car parking provided by or on behalf of the Council); Child care centres; Community facilities; Dwelling houses; Educational establishments; Food and drink premises; Funeral chapels; Funeral homes; Group homes; Health consulting rooms; Hospitals; Kiosks; Hostels; Medical centres; Medical research and development facilities; Mortuaries; Multi dwelling housing; Neighbourhood shops; Office premises; Places of public worship; Residential care facilities; Residential flat buildings; Retail premises; Roads; Seniors housing; Shop top housing; Utility installations.*

**4 Prohibited**

*Any other development not otherwise specified in item 2 or 3.*

**Development Standards**

Accompanying the zoning changes, it is also necessary to amend the lot size, height and FSR standards of the precinct to reflect the nature of the proposed uses. We propose to remove the development standards (lot size, height, FSR, setbacks, etc) from the LEP and include them in the DCP to allow flexibility in the future developments. Suggested standards are:

- Minimum lot size – NA
- Height – 30m above natural ground level for Hospital Proper (corner of Huntley and Avondale Roads), and 15m in the rest of the SP1 zone
- FSR – 3:1 for the whole SP1 zone

We do not consider it necessary for Council to amend the LEP and DCP for the site until DoP has accepted and issued a concept approval for the proposed development under Part 3A. At that stage, DoP can amend the LEP as part of the Part 3A approval.

**Timing of Development/Precinct Acceleration**

We note that the subject site is included in Stage 4 of the West Dapto release program. We are seeking Council's consideration to permit development on the site to occur as soon as DoP has determined the application. Our suggested site acceleration is based on the following grounds:



- The nature of the proposed development is outside what were being planned for West Dapto. We have previously demonstrated the demand for such developments based on even demographics not withstanding the future growth in the Illawarra.
- Existing services are available in the adjoining urban areas. We propose to undertake the required augmentation to the existing services to service the site and support the demand of the proposal. These works will be at no cost to the Government.
- The proposed development complies with the current zoning control under Wollongong LEP 1990. It is consistent with the objectives of the Illawarra Regional Strategy, which seeks to focus developments in the planning release areas.

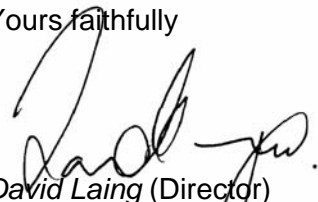
We seek Council's consideration to permit the first stage of the proposed development (including augmentation to existing services) in advance to the planned staging of the balance if the WDRA.

#### **Future s.94 Contributions Plan & State Infrastructure Contribution**

As yet, there is no proposed Section 94 Contribution Plan (CP), no State Infrastructure Contribution (SIP) for the WDRA, although DoP is working with Council to prepare such plans. We would like to indicate our intention to seek an exemption from both documents, primarily because the proposed development is an essential service to the community and has the potential to reduce the pressure on the State Infrastructure. We would like the opportunity to further discuss this with you and the relevant representatives of Department of Planning.

Thank you once again for the opportunity of making a submission on the WDRA. We would be pleased to meet with Council officers and discuss our analysis in more detail. Please contact me if you have any questions.

Yours faithfully



David Laing (Director)  
for **Cardno Forbes Rigby**

Encl:

cc: Michael File (Department of Planning)  
Dr Brett Gooley (La Vie Developments)  
Michael Wilkinson (Illawarra Regional Development Group)



NSW GOVERNMENT  
**Department of Planning**

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Mr David Laing  
Director, Cardno Forbes Rigby  
278 Keira Street  
WOLLONGONG NSW 2500

Our ref: S08/00906  
Your ref: 108121-01/Letter 003

20 June 2008

Dear Mr Laing,

**Proposed Private Tertiary Referral Hospital, Huntley – Clause 6 Submission**

I refer to your letter dated 6 June 2008 in which you requested confirmation that your proposal is a Major Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (the Act) applies.

I am writing to advise you that the Director General, as a delegate of the Minister, formed the opinion on 17 June 2008 that your proposal is a Major Project and that Part 3A of the Act applies. Consequently, you may now apply for the approval of the Minister to carry out this Project. Please advise the Department if you would like Director General's Environmental Assessment Requirements issued for this project. A Preliminary Assessment is required to be submitted with your project application.

Please note that any outstanding issues regarding the delivery and funding of utilities and other necessary infrastructure will need to be addressed as part of any Environmental Assessment for this project.

If you have any questions concerning any of the above matters or information required for the Preliminary Assessment, you should contact Mary Gibbs on Mondays, Wednesdays and Fridays during business hours on phone number 9228 6452 or via e-mail at [mary.gibbs@planning.nsw.gov.au](mailto:mary.gibbs@planning.nsw.gov.au). Alternatively, please contact Simon Bennett on phone number 9228 6573.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michael File'.

Michael File  
**Director**  
**Strategic Assessments**

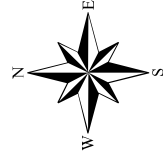


# Site Plan

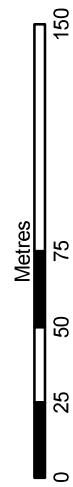
## ILLAWARRA INTERNATIONAL HEALTH PRECINCT HUNTLEY

### Legend

- 2m Contours (LPI)
- Watercourse
- Cadastral (LPI)
- Subject Site



Scale 1:2,500 (at A3)



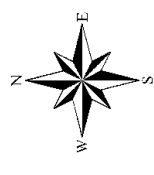


# West Dapto Urban Release Area

ILLAWARRA INTERNATIONAL  
HEALTH PRECINCT  
HUNTLEY

## Legend

- |   |                               |
|---|-------------------------------|
|    | Railway Stations (LPI)        |
|    | Railway (LPI)                 |
|    | Major Roads (LPI)             |
|  | Local Roads (LPI)             |
|  | West Dapto Urban Release Area |
|  | Subject Area                  |
|  | Cadastre (LPI)                |



Scale 1:45,000 (at A3)





