



## Preliminary Environmental Assessment Illawarra International Health Precinct, Huntley Road, Huntley



*draft concept* ILLAWARRA INTERNATIONAL HEALTH PRECINCT

**July 2008**

For La Vie Developments Pty Ltd



**CARDNO FORBES RIGBY PTY LTD**

**PRELIMINARY ENVIRONMENTAL ASSESSMENT  
ILLAWARRA INTERNATIONAL HEALTH PRECINCT  
LOT 22 DP 607750 & LOT 4 DP 258024,  
HUNTLEY ROAD, HUNTLEY**

**Report 001 Rev 1**

**Final Report**  
July 2008



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## EXECUTIVE SUMMARY

La Vie Developments has purchased a 10.5ha site adjacent to the existing suburb of Penrose in West Dapto to develop a major private hospital and health care precinct. Dr Brett Gooley of La Vie Developments has commenced discussions with State Government Agencies and Wollongong City Council regarding the staged development of the subject site for health care facilities.

A Major Project application is necessary to support the proposed mix of health services development. The applications will consist of an initial concept application for the master planning and indicative staging of the project. The Concept Approval will be followed by Project Applications for the individual stages of the proposed development. Initial consultation with Department of Planning and Wollongong City Council indicate their agreement to this approach and their preliminary support for the proposed development.

La Vie Developments has commissioned a project team to prepare the Part 3A Application.

This report comprises a Preliminary Environmental Assessment and seeks the Director General's Requirements (DGRs) from DoP. It will be followed by an Environmental Assessment prepared in accordance with the instructions under the DGR.

### Site Context

The subject site is located within the West Dapto Release Area, and immediately adjoins the existing suburb of Penrose. It is close to existing residential areas, community services, retail facilities and public transport. The site is free from major environmental constraints and is capable of being serviced by existing infrastructure.

### Proposed Development

The key components of the proposed development are:

- 310 bed tertiary referral hospital (total 352 beds)
- 280 bed aged care facility including separate facilities for youth needing care
- School of aged care
- State of the art surgical and day procedure centre (10 beds and 2 ICU beds)
- 24 hour medical centre and pharmacy
- School of pharmacology research

- Pathology and radiology centres
- School of general practice, casualty (10 beds)
- Stand alone of Obstetrics Unit (20 beds)
- Serviced apartments for relatives of patients and outpatients while undergoing ongoing therapies, education and sporting facilities
- Accommodation for nursing staff, medical students and visiting medical staff.
- Ancillary car parking and open space.

The proposal will develop over the next 8-12 years matching growth in the adjacent West Dapto release area.

The proposed development is currently permissible with consent under the Wollongong LEP 1990 and the SEPP Infrastructure.

### Physical Landuse Constraints

Cardno Forbes Rigby has reviewed all known physical constraints affecting the site and mapped such constraints using its GIS database. The results of such investigation show that:

- The subject site is not constrained by contamination, instability, significant vegetation, bushfire impacts and riparian corridors.
- An existing easement traverses the site. We are investigating the opportunity to relocate the powerlines underground and utilise the easement land for non structural development.
- The subject site has a considerable frontage to Huntley and Avondale Roads, which offer flexibility in the location and design of access.
- The majority of the subject site is relatively level and appropriately designed structures can address the topography to minimise impacts on existing views and vistas.
- The subject site is located within 3km from existing Regional Centre and railway station at Dapto. Dapto provides a range of commercial, community and retail services to service the current and future population. The railway line provides current services to enable interstate and intrastate patient arrivals.
- The location of the subject site is ideal to service the current population and the

emerging growth corridor of West Dapto. Existing and immediate populations in the Illawarra, Shoalhaven, Eurobodalla, South Coast and Southern Highlands are also conveniently serviced by this proposal.

- The proposal is consistent with the objectives of the Illawarra Regional Strategy and provides the needed health services and employment within the Region over time.

The site is well suited to the proposed use.

### **Net Public Benefits**

The proposal will result in a number of significant public benefits, including:

- Approximately 3,500 direct jobs and significant numbers of other support service role including upfront construction and ongoing maintenance roles.
- Provision of 280 needed aged care places (high dependency care) including separate care facilities for youth and dementia.
- Proposed aged care facilities and research will increasing help address the issue of an aging population and Region as a retirement destination.
- Creation of strong links with the University of Wollongong for medical students and post graduate medical ensuring cutting edge medical deliveries through education and research.
- State of the art technology and procedures will be accommodated and further improve the range and quality of health services in the region.
- Provision of a private referral hospital that lessens the burden on the public system which is also coping with private patients.
- Provision of an additional casualty and emergency facility with a dedicated ambulance facility.
- The proposed facilities will provide services to increasing numbers of people with private health care insurance and seeking a quality private health service.
- The proposal will reduce overcrowding in public hospitals and work to meet increasing demands through significant population growth.
- Opportunity to meet private health care demands as the region expands and numbers of people with health care insurance increases.
- Helps reverse the trend of health care provision in metropolitan areas as opposed

to the regional provision where it is required.

- Wollongong. TAFE association for nurse and Trade apprenticeship and education.

### **Project Justification**

The Illawarra Region and adjoining regions such as the Southern Highlands, South Coast Region and parts of South Western Sydney will benefit from the proposal. Key justifications for the proposal include:

- The Illawarra and South Coast Regions have an undersupply of hospital beds (currently there are only 100 beds servicing the region).
- Both regions have bed occupancy levels that indicate hospital overcrowding.
- Existing private hospital bed numbers have not increased significantly over the last 16 years, despite increased private health insurance (47.6% of residents in Illawarra) and increased private hospital procedures.
- Hospital bed licensing will soon be deregulated removing the existing bed cap and allowing increased participation in the health system by private organisations.
- The existing burden on the public system will be relieved and future growth accommodated without the need to provide extensive new public infrastructure.
- The proposed staging and integration of Day Procedural Facilities will avoid the ongoing commercial difficulties experienced by the existing private hospitals.
- The proposal will capture much of the existing 8800 plus Illawarra residents leaving the region for treatment elsewhere.
- Specialist treatment in the demand areas of Cardiology, pulmonary rehabilitation will significantly improve the quality of health care in the region.
- The Illawarra has the lowest number of GPs in the SESIAHS. The proposal will attract and retain general and specialist practitioners and provide ongoing opportunities for graduates in medicine from University of Wollongong.

## 1. INTRODUCTION

*This section describes the background to the proposal, nature of the proposed development and major project application, and the purpose and structure of this report.*

### 1.1. BACKGROUND

Since 2005, Dr Brett Gooley, the director of La Vie Developments Pty Ltd (La Vie), has been pursuing the concept of developing a world class private hospital and major health care campus in the Illawarra.

In 2006, Dr Gooley purchased land at Tullimbar for such a development and was advised by the Department of Planning to lodge a rezoning application. Unfortunately, Shellharbour City Council resolved not to approve the application citing flooding and traffic grounds. DoP has supported the idea of a private health facility but advised Dr Gooley to obtain a suitable site in West Dapto.

La Vie subsequently investigated and bought a site at the edge of the existing suburb of Penrose. The site is identified as part of the West Dapto Release Area (WDRA). It is located approximately 2.5km from the existing town centre and railway station at Dapto. Under the draft West Dapto Masterplan, part of the site is identified as the neighbourhood centre of Huntley Village and is located approximately 800m from the proposed Penrose Station, which is scheduled to be constructed in the next 20-30 years. **Figure 1** depicts the location of the site within the context of the WDURP.

On 5 June 2008, Dr Gooley and the project team met with the representatives of Department of Planning and Wollongong City Council to discuss the planning process for the proposal as a Major Project application. The Department and Council provided positive feedback on the proposal and as a result, a Clause 6 application was lodged with the Department seeking a declaration from the Minister for Planning for the major project status. The declaration was received on 20 June 2008 confirming the major project status (**Appendix A**).

Due to the scale of the proposed development, La Vie wishes to seek Consent approval for the master-planning of the project. The *Concept Approval* will be followed by individual *Project Applications/Development Applications* for each stage.

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

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

This Preliminary Environmental Assessment (PEA) has been prepared to support a Concept Application for the proposed development. It presents an initial assessment on the environmental impacts of the project and its compliance with the key environmental planning legislations.

## 1.2. OVERVIEW OF PROPOSED DEVELOPMENT

An overview of the proposed Illawarra International Health Precinct as provided as follows:

- 352 Bed Private Tertiary Referral Hospital
- Generate up to 3,500 Direct Employment Positions
- Additional 1,500 Ancillary/Indirect Jobs
- Capital Investment Value in excess of \$250 million
- Estimated \$400m pa turnover, \$20m pa local investment catalyst, reduced patient/family travel expenditure of \$3m pa, and \$270m annual salary expenditure

The proposed development will be staged to ensure an economically sustainable outcome. **Section 3** provides an indicative staging and details of the proposal.

## 1.3. MAJOR PROJECT APPLICATION

Under the State Environmental Planning Policy (SEPP) (Major Projects) 2005, Hospitals are classified as major projects under Part 3A of the Environmental Planning Assessment Act 1979 if the proposal satisfies the criteria under Clause 18 of the SEPP:

### **18 Hospitals**

- (1) *Development that has a capital investment value of more than \$15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:*
  - (a) *day surgery, day procedures or health consulting rooms, or*
  - (b) *accommodation for nurses or other health care workers, or*
  - (c) *accommodation for persons receiving health care or for their visitors, or*
  - (d) *shops or refreshment rooms, or*
  - (e) *transport of patients, including helipads and ambulance facilities, or*
  - (f) *educational purposes, or*
  - (g) *research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or*
  - (h) *any other health-related use.*
- (2) *For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.*

The proposed development has a capital investment value in excess of \$250 million. It satisfies the classification of hospital under the Major Projects SEPP.

The proposal has achieved the initial milestone of obtaining its Major Project status. A Clause 6 declaration from DoP was obtained on 20 June 2008 (**Appendix A**).

## **1.4. PURPOSE OF THIS REPORT**

The purpose of this PEA is to present a conceptual plan of the proposed development to the consent authority and identify the potential environmental impacts as a result of the proposal. It is anticipated that this report will lead to the issue of the Director General's Requirements, specifying the full scope of assessment in the next stage which is the preparation of the full Environmental Assessment.

This report also provides the community and interested stakeholders with conceptual design information and the opportunity to contribute to the detailed design process. Specific details of the proposed works will be submitted in a detailed project approval application following the receipt of the Director General's Requirements.

## **1.5. STRUCTURE OF THIS REPORT**

This report is structured as follows:

- **Chapter 2** describes the physical conditions of the site and analyses its surround land uses, availability and accessibility to services and public transport.
- **Chapter 3** discusses the proposed development and explains the design concept.
- **Chapter 4** presents the preliminary environmental assessment of the project.
- **Chapter 5** identifies the needs of the proposed development.
- **Chapter 6** assesses the compliance with the main environmental planning instruments and legislation.
- **Chapter 7** summarises the outcomes of consultation that has been carried out.
- **Chapter 8** presents the key findings.
- **Chapter 9** provides the recommendations of this PEA.

## 2. SITE ANALYSIS

*This section identifies the existing site conditions and its context.*

### 2.1. SITE CONDITIONS

The site is described as Lot 22 DP607750 and Lot 4 DP258024, corner of Avondale and Huntley Roads, Huntley. The site is a large triangular shaped allotment with an area of 10.5ha (refer **Figure 2**). The Deposited Plans of the two lots are provided in **Appendix B**.

The current land use of the site comprises cleared grassland sustaining grazing activities. A transmission and natural gas easement traverses the site in a north-south direction. A 132KV overhead power line is located on the easement. There are no other improvements on the site.

The report, entitled “*Development Constraints and Opportunities Study, Lot 22 DP607750 and Lot 4 DP258024, Huntley Road*” (Cardno 2007b), found that the site is relatively free from major constraints. A constraint plan is shown in **Figure 3**.



**Existing Site Conditions**

### 2.2. LOCATION

The site is located on the urban-rural fringe of the Dapto urban area. It adjoins the existing suburb of Penrose and is accessible via Avondale and Huntley Roads. **Figures 4 and 5** identify the site within its local and regional context.

## 2.3. ZONING

The site is currently zoned *1 Non Urban* under the Wollongong Local Environmental Plan 1990 (**Figure 6**). **Section 6.3.1** assesses the compliance with the current LEP.

The draft West Dapto LEP also applies to the site. Under the draft LEP, the site is zoned:

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

**Figure 7** shows the zoning under the draft LEP.

Public exhibition of the draft LEP was completed on 31 May 2008. Cardno has made a written submission on the draft Plan to rezone the site to *SP1 Hospitals and Medical Research and Development*. This is consistent with the zoning of the Wollongong Hospital under the Wollongong City Centre LEP 2007.

A summary of our written submission to the WDLEP is provided in **Section 6.3.2**. The full submission is provided in **Appendix C**.

## 2.4. SLOPE AND TERRAIN

The topography of the site is characterised by a hilltop plateau sloping downwards towards Huntley Road to the south, Goolagong Street to the east, and Avondale to the north. The site has relatively flat grades with slopes of between 1% and 15% and elevations between RL48 and RL30.

**Figure 8** shows the terrain and slope analysis.

## 2.5. LAND USE CONTEXT

The site is currently vacant and supports sustained grazing activities. To the east, the site is bordered by Goolagong Street and existing low-density residential development at Penrose.

Lands to the south, west and north of the site are predominately cleared grassland, sustaining extensive agricultural activities primarily grazing. These areas have been identified for future urban development under the Draft West Dapto LEP 2007.

**Figures 4 and 5** show the local and regional land uses surrounding the site.

## 2.6. SURROUNDING CHARACTER AND BUILT FORM

The locality is characterised by cleared land, sustaining small scale grazing activities. The suburb of Penrose adjoins the subject site along the eastern boundary. The existing residential area is characterised by a mix of single and double storey detached housing. The average lot size is approximately 600m<sup>2</sup>. These residential developments in Penrose are

characterised by one and two storey detached dwelling houses, and have a general street frontage of 15-20m.

Future streetscape/urban design and traffic analyses can be undertaken to assess the impact on the character of the locality and the traffic on the existing residential area. **Figure 9** analyses the surrounding character of the site.



**View north from the site towards adjacent residential properties and rural West Dapto**



**View west from the site to rural West Dapto and the Illawarra Escarpment**



**View east from the site towards the existing settlement at Penrose**



**Typical Two Storey Dwelling in Penrose**

## **2.7. LOCAL & REGIONAL SERVICES**

The existing subdivision at Penrose is well serviced by existing utility services infrastructure i.e. water, sewer, electricity, gas, and telecommunications. A description of service availability is provided in **Section 4.4**.

Major shopping, services and facilities are located approximately 2.5km east of the site along the Princes Highway and Dapto CBD. The subject site is located within walking distance (400m) of significant areas of passive and active public open space areas.

**Figures 4 & 5** identify the availability of local and regional services.

## 2.8. PUBLIC TRANSPORT & ACCESS

The site has a good connection with the Princes Highway and F6 Southern Freeway via Huntley Road and Avondale Road.

The site is well serviced by existing public transport including rail and bus services. The site is located approximately 2.8km from Dapto Railway Station and 600m from the proposed Huntley Railway Station on the South Coast Railway Line, which runs to Sydney via Wollongong in the north, and Bombaderry in the south (see **Figure 10**).

Dapto Railway Station will undergo a \$7.5million upgrade as part of the development of West Dapto and the Dapto Town Centre revitalisation.

Premier Illawarra provides a regular bus service along Avondale Road and Goolagong Street linking the site with Wollongong and Dapto CBDs and railway stations. There are numerous bus stops at regular intervals along Avondale Road and Goolagong Street, which is currently serviced by bus routes 32, 33 and 43 (see **Figure 10**).

### **3. PROPOSED DEVELOPMENT**

*This section describes the project components and the indicative staging of the development.*

#### **3.1. PROJECT DESCRIPTION**

The Illawarra International Health Precinct is an integrated medical facility providing:

##### **Illawarra International Hospital**

- Hospital providing 310 overnight beds with 10 operating theatres and Intensive Care Unit
- GFA 80,000 sq m
- 3-storey podium and 5-story tower totalling 8-storey

##### **Stand Alone Obstetric Unit**

- Obstetric Unit accommodating 20 overnight single bed maternity suites, 6 Delivery Suites, Birthing Centre and associated facilities.
- GFA 3,000m<sup>2</sup>
- 2 storey plus basement parking

##### **Illawarra International Specialist and SurgiCentre**

- Day surgery accommodating 4 operating theatres, 30 day beds, 10 overnight beds and 2 intensive care beds
- GFA 12,000m<sup>2</sup>
- 2 storey plus basement parking

##### **24hr Medical Centre, Pharmacy and Casualty**

- This will house a 24hr medical centre, 24 hr pharmacy, 24 hr casualty (including dental practitioners) together with administration and areas for staff education.
- GFA 12,000m<sup>2</sup>
- 2 storey plus basement parking

##### **Pathology and Radiology Units**

- This will house the full range of Radiology and Pathology diagnostics including MRI.
- GFA 4,000m<sup>2</sup>
- 2 storey plus basement parking and loading dock

### **Illawarra International Aged and Disability Centre**

- Aged care centre providing 280 predominantly high care nursing beds for the aged and disabled with dedicated accommodation for elderly parents with disabled children
- 2 to 3 storey

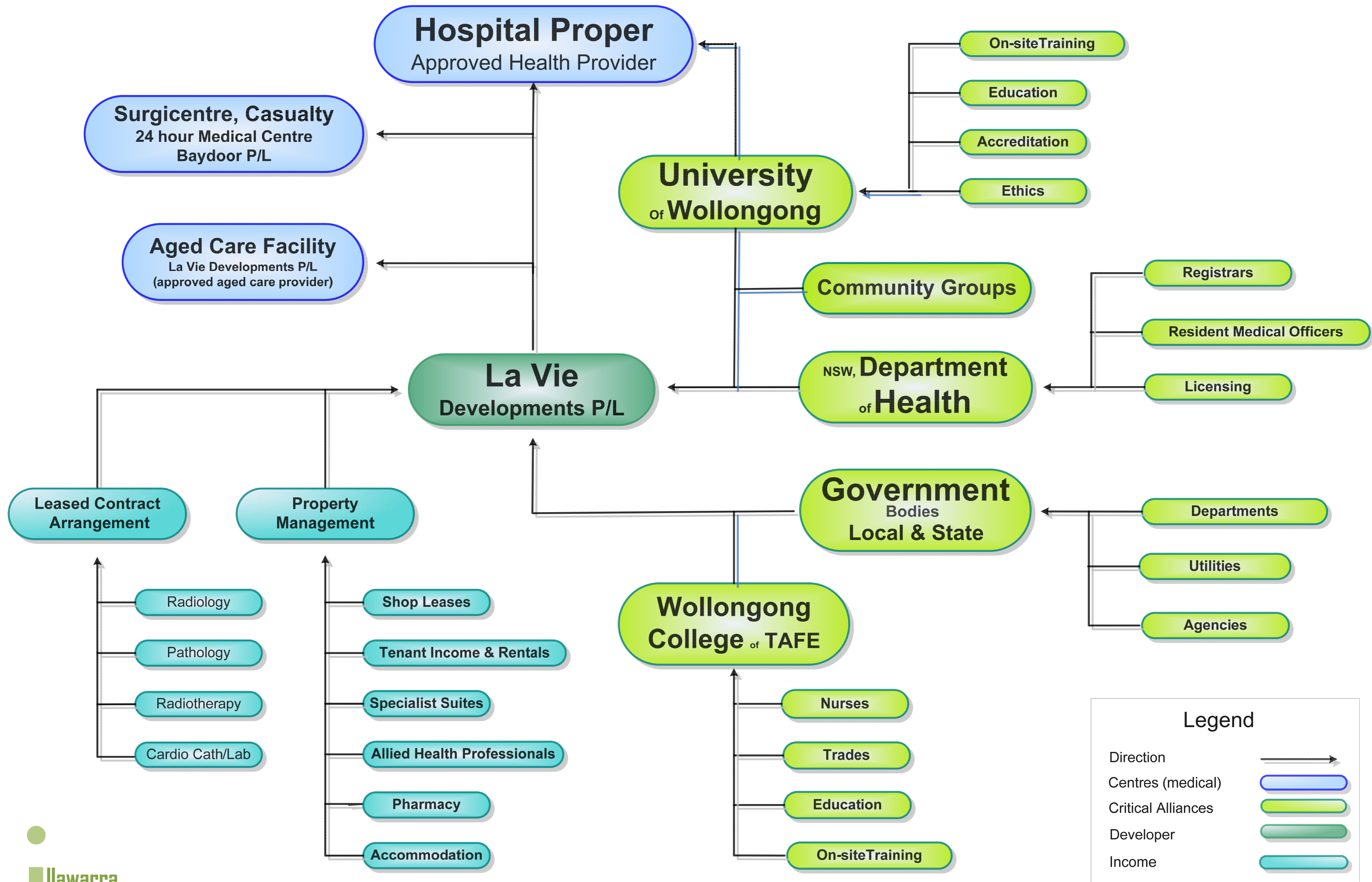
### **Integral Support Facilities for the Illawarra International Health Precinct**

- Education Centre to support medical education within the Illawarra International Health Precinct with associated accommodation for the relatives of patients and outpatients while undertaking ongoing therapies (2 to 5 storey)
- Accommodation for nursing staff, medical students and resident medical officers and registrars. This will consist of one and two bedroom self contained residential units (2 storey)
- Shopping plaza to serve the Illawarra International Health Precinct and the wider Huntley community. This will incorporate a range of specialist retailers including newsagency, convenience store, florist, and café with a restaurant and professional suites on the first floor. This has been orientated toward the Huntley Avondale Rd intersection and opens onto a north facing public plaza (2 storey).
- 42 self-contained independent living units for the aged and disabled located adjacent to the existing residential area. This will be in accordance with the requirements of State Environmental Planning Policy – Seniors Living 2004 (2 storey)
- Ancillary support facilities including laundry, kitchens and ambulance

The project will be constructed in stages to reflect demand and the logical development of facilities.

The proposed Concept and 3D Massing Plans are provided in **Appendix D**.

A strategic alliance has been formed with the University of Wollongong and Wollongong TAFE to establish a medical education and research program as part of the operation of the proposed hospital. The relationship between La Vie Developments and the different authorities is shown in the following flowchart.



### 3.2. INDICATIVE STAGING

The indicative staging is presented in **Table 3.1**. A staging plan is shown in **Appendix D**.

**Table 3.1 - Indicative Staging**

Stage	Project Component
Stage 1	Illawarra International Specialist and Surgicentre, including: <ul style="list-style-type: none"> <li>• 10 overnight beds, 2 ICU beds.</li> <li>• Augmentation of Services to Site</li> </ul>
Stage 2	Pathology and Radiology Units
Stage 3	24hr Medical Centre, Pharmacy and Casualty with 10 overnight beds
Stage 4	Stand alone Obstetric Unit with 20 overnight one-bed suites
Stage 5	Illawarra International Hospital proper with 310 overnight beds and shopping plaza
Stage 6	Nurses, Resident Medial Officers and Medical Student accommodation (integral with the Tertiary Referral Hospital Education Program)
Stage 7	Education Facility with Associated Accommodation for Patient's Relatives and Outpatient while undergoing Extended Therapies
Stage 8A	Illawarra International Aged and Disability Centre with 280 beds mainly High Care
Stage 8B	Accommodation for Seniors

### 3.3. DESIGN CONCEPT (IMAGESCAPE)

#### 3.3.1. Response to Site Context

The site of the Illawarra International Health Precinct borders established residential area to the east and rural lands to the west. The site has street access to all frontages with Huntley Rd to the South, Avondale Road to the north and Goolagong Street to the east. Goolagong Street is kerb and guttered. Huntly Road is denoted as the main access road to the new residential subdivisions to the west. Extensive escarpment views are enjoyed from most areas of the site. A Site Analysis Plan is show in **Appendix D**.

Primary vehicle access is from Huntly Road, which is the major access road to west Dapto. Secondary access for local use is provided from Avondale Road. Goolagong Street will provide vehicle access for the residents of the independent living units.

The buildings are orientated to the north to maximise passive solar and views to the escarpment. The natural grade is utilised to allow the southern building to look past the lower northern structures. The natural grade allows for the car parking to be easily accommodated in sub grade levels below the main buildings.

The main medical buildings (obstetrics, day surgery, pathology, casualty and hospital) front Avondale Road. This is a secondary street more compatible to pedestrian access in conjunction with low vehicle speeds. Short-term parking is provided off Avondale Road for patients and visitors.

The alignment of the contours along Avondale Ave provides for level access from the Obstetrics Units, Day Surgery Centre and to the hospital. This facilitates the movement of patients around the complex.

The independent living units address Goolagong Street to maintain the residential character of this street. These units will have pedestrian and vehicular access to the street.

### **3.3.2. Response to surrounding uses**

The design of the project employs a layered approach to provide a transition from the low scale residential subdivision to the west to the more intensive hospital use.

1. The transition from the existing detached dwellings is provided by the independent living units. These residential units provide continuity from the existing detached houses but with an increased density in keeping with contemporary planning principals. These units will be in accordance with the objectives of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
2. The next layer is the living accommodation for medical staff and students together with the Illawarra International Aged and Disability Centre. These are a higher intensity of land use with buildings of two stories at the east rising up to three storeys.
3. The two story buildings fronting Avondale Road provide an introduction to the Huntley Village Plaza. Avondale Road is a secondary access road providing ideal access for the community to these less intensive medical uses.
4. The 2-storey Huntley Village Plaza provides a focus to the Avondale and Huntly Road intersection with excellent access to the new residential communities planned to the west of the site. The plaza with central fountain provides the public entry to the hospital and health precinct. Separate undercover car parking will be located at ground level specifically for the retail plaza area.
5. The hospital which presents a more intensive use, higher density and greater building height is separated from the residential developments proposed to the surrounding sites by the lower scale Huntley Village Plaza, Medical Centre and Education Centre and shielded from the existing detached residential estate by the independent living units.
6. A 2.5m share way is provided to the perimeter of the site. This share way will be used to encourage pedestrian and cycle access to and from the site facilities.
7. Parking and Access allowances meet the current DCP and shall allow for the requirements set in future DCPs. Allowances shall also be met for parking for the disabled, parking for motorcycles and most importantly, cycle racks for bicycles.

### **3.3.3. Environmental response**

The project will employ a range of passive and active measures to achieve a high level of energy saving and greenhouse gas reduction. The general orientation and design of the buildings is conducive to achieving an appropriate response to energy conservation, water saving and greenhouse gas reduction.

The Green Star Healthcare Pilot will be utilised as an evaluation tool of the environmental performance for the hospital. The Green Star Multiunit Residential Pilot may be utilised for the independent living units and living accommodation areas.

#### **3.3.4. Assess Compliance**

Access around the site, to and from the site as well as to and from each individual building is essential to the successful use of each facility by the community. In particular:

- Roadways will be designed to allow access to Waste Management Trucks. Wherever possible, separate garbage storage areas will be designed for each facility. Appropriate designed roadways to allow waste management trucks to service each building will access these storage areas.
- In the unfortunate occurrence of fire and emergency, it will be necessary for Fire Brigade and emergency vehicles to access each building. For this reason, roadways will be designed to provide for this allowance.
- Access throughout the development from landscaped gardens to car parking and individual buildings will be designed to allow free flowing access to the disabled, ages and infirm.

## 4. PRELIMINARY ENVIRONMENTAL ASSESSMENT

*This section describes the potential environmental impacts of the proposed Illawarra private hospital proposal. Where appropriate, methodology for assessing and addressing these matters is provided.*

### 4.1. STRATEGIC COMPLIANCE

The site is located on the current urban-rural fringe of the Dapto urban area and is situated directly adjacent to existing low-density residential development. The site is located within the strategic WDRA, which was subject to the comprehensive West Dapto Release Program that was on exhibition between November 2007 and May 2008 (below). It is included in Stage 4 of the Release Program.

The West Dapto Release Area is expected to generate 11,000 dwellings by 2031 and 19,350 dwellings by 2046 at a delivery rate of 500 lots per annum. The original identification of Illawarra land reservoirs for future urban expansion. A series of release programs were introduced including:

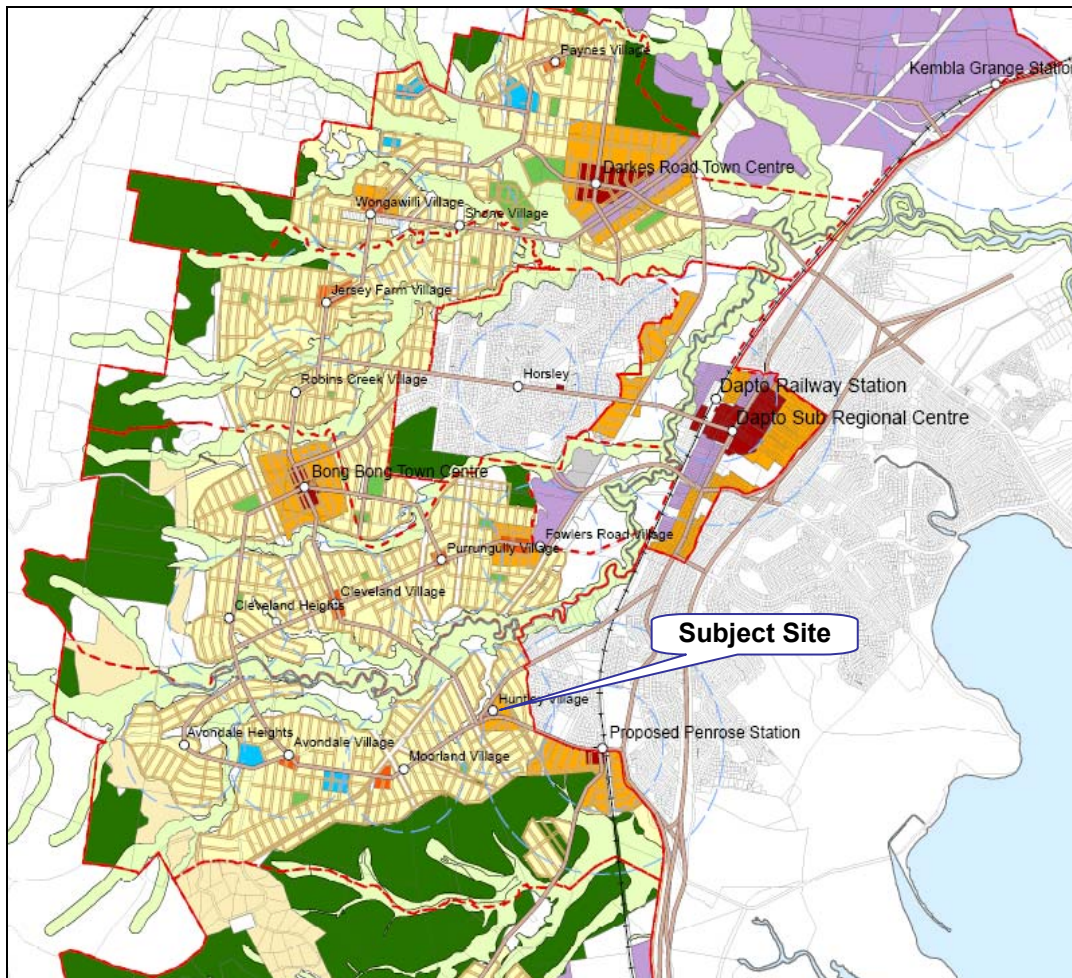
- Illawarra Urban Development Programme (UDP) in 1980s
- Updated UDP boundary in 1997
- Illawarra Metropolitan Development Program (MDP) in 2000
- WDRA in 2007

Within the identified release area, approximately 2,000 lots have been developed to form the suburb of Horsley in the 1990's. Apart from Horsley the UDP has, thus far, failed to produce urban development due to a range of factors both physical and political. This lack of progress is in part responsible for the current shortfall in land supply within the Illawarra.

All release programs identified the subject site (and its locality) as areas for future urban developments.

Other than the West Dapto Release Program, the State Government has also released the *Illawarra Regional Strategy* to provide the strategic directions for future housing and employment generating developments for the Illawarra. The Strategy identifies West Dapto as the main urban area in the Illawarra. It provides an employment generating target of 30,000 new jobs in the next 25 years. Detail description of the Strategy is provided in **Section 6.2.1**.

As a supporting Guideline to the Regional Strategy, the DoP in February 2008 released an Employment Lands Guidelines for Illawarra and the associated database. An assessment against the Guidelines will be carried out in the Environmental Assessment.



**Subject Site in relation to West Dapto Masterplan**

## **4.2. LAND USE COMPATABILITY**

### **4.2.1. Existing Conditions**

The site has many locational advantages from both a local and regional perspective. Locally, the site is located approximately 2.5km from Dapto CBD, which provides a range of services and facilities including a major shopping mall (approximately 25,000m<sup>2</sup> with over 1,000 car parking spaces), government services (e.g. Centrelink), entertainment venues, emergency services, health services, educational facilities, and community centres (refer **Figure 4**).

Regionally, the site is located within relatively short driving distance from the regional service and employment centres of Wollongong CBD (15 km), Port Kembla (11 km) and Shellharbour (8km) (refer **Figure 5**). Wollongong CBD provides a range of regionally significant higher order services and facilities, and is the regional centre of the Illawarra. Port Kembla is the largest industrial precinct in Australia and is home to the deep water port of Port Kembla, Port Kembla Steelworks as well as a number of other heavy industrial operators. Both these centres are significant generators of employment in the region. Shellharbour is a major centre in the region, supporting significant a major shopping centre, cinema, restaurants and community facilities.

#### **4.2.2. Potential Impacts**

As a result of a major hospital in this location, there is a potential for the hospital to attract other health related development into the locality. This trend is already evident in the area surrounding the Wollongong Hospital. We consider this as a positive impact on the area in terms of the potential economic and employment generation. A further economic impact assessment can be carried out as part of the EA if required.

Negative impacts in terms of environmental amenity to adjoining residents will be assessed in **Section 4.3**.

#### **4.2.3. Measures to Address Impacts**

There is an opportunity to identify this location as a specialist precinct, and provide a specific zoning to reflect this unique land use. We have previously lodged a written submission to Wollongong City Council to rezone the site and the surrounding area to SP1 Hospitals and Medical Research and Development under the draft West Dapto LEP. The written submission is provided in **Appendix C**. This zoning can potentially promote the future growth of the health care industry in this area.

### **4.3. AMENITY**

#### **4.3.1. Existing Conditions**

The subject site is currently surrounded by a mix urban residential and rural land use. As the West Dapto release program is rolled out, the site will be surrounded mainly by urban residential and commercial uses of varying scale.

#### **4.3.2. Potential Impacts**

Potential impact as a result of the proposed hospital development on the current and future adjoining residents can include view, traffic, noise, overlooking and overshadowing. The future EA will assess these issues in detail.

#### **4.3.3. Mitigation Measures**

The proposed development will be designed to minimise potential impacts on adjoining residents. Low impact activities, such as aged care accommodation, have been designed to locate next to the existing residential areas to comply with the residential character of the locality, maintain the existing streetscape and minimise amenity impacts. Other amenity issues will be addressed in the design of the individual buildings to ensure that negative impacts are minimised.

### **4.4. SERVICES**

The site immediately adjoins the existing urban area at Penrose, which is currently serviced by electricity, water, sewer, gas and telecommunication. **Figure 11** shows the existing services around the site.

#### 4.4.1. Water

A 200mm diameter water main currently services the residential area in Penrose. This water main is located in the corner of Avondale and Goolagong Roads. Based on our knowledge, we expect that this water main has the capacity to service further development on the site.

The capacity of these existing services is determined by the timing and intensity of the future development in the area. A preliminary Feasibility Letter has been received from Sydney Water regarding the location and capacity of the existing system. The Feasibility Letter confirmed that:

- The development will require upgrade of the existing 200mm water main in Turnbull Street, by constructing approximately 410m of replacement 250mm size main. Once the upgrade is completed, the development can be connected to Sydney Water's system.
- The applicant will pay for the full cost of the upgrading works.

The Feasibility Letter is provided in **Appendix E**.

#### 4.4.2. Sewer

A 400mm diameter sewer main currently services the residential developments in Penrose. The sewer main is located north of Avondale Road, off Eva Ave. Based on our knowledge of the local area, we expect that this sewer system has the capacity to service further development on the subject site. Again, a Preliminary Feasibility Letter has been received from Sydney Water regarding the location and capacity of the existing system. The letter confirmed that:

- The existing sewer in No. 1 Goolagong Street has the capacity to accommodate the first stages of the proposed development. A new maintenance hole and a private pumped service will need to be constructed to connect the site with the existing system.
- When the average flow exceeds 2 l/s, an upgrade to the sewer main to 225mm will be required to replace the existing 150mm sewer main from No. 1 Goolagong Street to the 300mm sewer located in No. 4 Reid Street.
- Alternatively, the applicant can wait til the West Dapto sewerage scheme is extended to service this location.
- The applicant will pay for the full cost of the upgrading works.

The Feasibility Letter is provided in **Appendix E**.

#### 4.4.3. Electricity

Electricity is available via a 11kV line running along Avondale Rd.

A 132KV overhead line crosses the property in a NW to SE direction (approx 300m) with a 30.48m wide easement. The possibility of relocating this facility underground was investigated with Transelect. Their verbal response was that Integral was not prepared to place these facilities underground unless the length of the facility to be placed underground is more than 1km. Alternatively, the single steel tower could be replaced with new concrete poles, though there is a requirement to replace three towers (i.e. one tower north and south

of the site within private land) to allow adequate transitions of lines). Transelect advised that Integral could be approached to allow road and carparking within easement. Building entitlements are possible as well but not generally advised due to line servicing requirements.

#### **4.4.4. Gas**

The main Eastern Gas Pipeline runs directly parallel to the 132KV approximately 15m to the east of the power line. A meeting with Alinta was carried out in early July to confirm the location of this pipeline. Alinta confirmed that they are now undertaking an exact survey of the pipeline including the depths and current easement location. We will continue our investigation with Alinta regarding this pipeline and incorporate our findings in the design of the hospital. This will be further assessed in the EA stage. Natural gas could be made available to the site with little lead-in costs.

#### **4.4.5. Telecommunications**

An optic fibre cable currently runs on the northern side of Avondale Rd. Minimal works would be expected to service the site

### **4.5. TRAFFIC/ACCESS**

#### **4.5.1. Existing Conditions**

Access to the subject site is currently available from both Huntley and Avondale Roads, which connect to Princes Highway.

The condition of the section of Huntley Road before subject site is good, with a general road reserve of 20m and a pavement width varying from 7-10m. Alongside the subject site, the pavement narrows to approximately 7m sealed pavement and with no shoulders. This section of Huntley Road is classified as rural. The condition of this section road is poor and contains a few pavement failures. Sight distance is generally average. Along mid-way of the subject site, the road passes through a 4-5m cutting where visibility is poor to average. The speed limit along this section of Huntley Road is 80km per hour. The traffic mainly consists of rural and residential activities, as well as a considerable level of heavy vehicle truck movements due to a quarry located west of the site.

Avondale Rd is a minor road that accesses the residential area before the subject site. The section adjacent to the subject site has good condition with a varying pavement width of 7-9m. Alongside the subject site the pavement narrows to 7m with grassed shoulders. The road reserve is only 10-12m. The condition of the road is average and site distances are good allowing for opportunity for overtaking. The traffic volume is much lower along Avondale Road essentially due to the lower level of truck movements. The section of Avondale Road along the subject site is classified as rural, providing access to the nearby residential areas and the nearby farms.

Both roads are identified as part of the West Dapto Area plan with funding to improve the roads, where Huntley Rd has been allocated \$6.8M and Avondale Rd \$3.4M. However, the exact nature of the improvements is not identified.

Current public bus transport, directly to the subject it restricted to the corner of Avondale Road and Goolagong Street. Regular services travel along Goolagong St on the eastern side of the subject site. Future bus access to and around the subject site is possible within the current road conditions.

#### **4.5.2. Potential Impacts**

Previous assessments of a development of this size and type indicate that at capacity, the proposed development could increase traffic by 7,000 cars per day. But due to the proximity of this site to public transport, this figure may not be realised. The current intersection on Avondale Rd would appear to be sufficient if the major traffic desire line is via Huntley Rd intersection. It is possible that the Huntley intersection would require to be upgraded however further traffic studies would be required. A traffic study will be prepared as part of the EA process. The traffic study will include assessment on the future traffic generation and the capacity of the existing road network to accommodate the additional traffic.

A preferable main site access location, based on topography and existing infrastructure (i.e. 132KV line and Eastern Gars Line) and sight distance would be the utilisation of the current 11KV 30m wide easements intersection with Huntley Road.

The main access via Huntley Road is more desirable than Avondale Road mainly due to the width of the current road reserve (i.e. 20m Huntley, 12m Avondale). The intersection treatment would be either be a “seagull” type intersection or protected right and left turning lanes located at, or east of the easement intersection with Huntley Road. The staging of the project may necessitate that some temporary access to be obtained via Avondale Road, a further traffic study will be undertaken at the various stages to determine the impacts of traffic within the vicinity.

#### **4.5.3. Further Assessment and Mitigation**

A comprehensive traffic study would be required in the EA to assess the upgrades required to both mid-block and intersections, particularly at Huntley Road and Avondale Road. Future development plans of the West Dapto area shows a main access road meeting at this location, thereby requiring the upgrade of this intersection in any case.

### **4.6. ECOLOGY**

#### **4.6.1. Existing Conditions**

Land use in the WDRA has typically been agriculture; however, this has given way to grazing and hobby farming in recent years. The general WDRA has been the subject of previous ecological assessments as part of the Illawarra Bioregional Assessment (NPWS 2002), the West Dapto Local Environment Plan (Eco Logical 2004) and the Yallah-Calderwood Corridor. A study undertaken by Eco Logical (2004) identified 430 ha of native vegetation within the 3875 ha of the West Dapto Area. The remaining vegetation has been classified by NPWS into primary or enhancement categories based on its conservation values. These classifications also form the basis of the Yallah-Calderwood Corridor (DPNIR 2004a&b; WCC 2007).

The subject site is located directly to the north of the proposed Yallah-Calderwood Corridor (as defined in the WCC LEP 2007) but has not been included in the corridor. The NPWS Bioregional Assessment identified the subject site as cleared land. (**Figure 10**)

NSW *Wildlife Atlas* online database recorded five species of endangered flora, one endangered species, and 16 vulnerable species of fauna within a 10km radius of the subject site. **Table 4.1** identifies the species. Description of each species is provided in **Appendix F**.

**Table 4.1 – Results of NSW Wildlife Atlas Database**

Status	Scientific name	Common name
<b>Fauna</b>		
Endangered	<i>Rostratula benghalensis australis</i>	Painted Snipe (Australian Subspecies)
Vulnerable	<i>Pandion haliaetus</i>	Osprey
Vulnerable	<i>Stictonetta naevosa</i>	Freckled Duck
Vulnerable	<i>Ixobrychus flavicollis</i>	Black Bittern
Vulnerable	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo
Vulnerable	<i>Petroica rodinogaster</i>	Pink Robin
Vulnerable	<i>Ninox connivens</i>	Barking Owl
Vulnerable	<i>Ninox strenua</i>	Powerful Owl
Vulnerable	<i>Tyto novaehollandiae</i>	Masked Owl
Vulnerable	<i>Tyto tenebricosa</i>	Sooty Owl
Vulnerable	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll
Vulnerable	<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail-bat
Vulnerable	<i>Petaurus norfolcensis</i>	Squirrel Glider
Vulnerable	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
Vulnerable	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat
Vulnerable	<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat
Vulnerable	<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat
<b>Flora</b>		
Endangered	<i>Cynanchum elegans</i>	White-flowered Wax Plant
Endangered population	<i>Chorizema paviflorum</i>	Chorizema parviflorum Benth.
Endangered population	<i>Lespedeza juncea subsp. sericea</i>	Lespedeza juncea subsp. sericea
Endangered	<i>Pterostylis gibbosa</i>	Illawarra Greenhood
Endangered	<i>Zieria granulata</i>	Illawarra Zieria

Source: NPWS Wildlife Atlas

A preliminary site inspection has been undertaken to assess the existing ecological conditions of the site. The grassland on the site can be described as disturbed pasture dominated by Kikuyu grass and clover. The only trees on the site consist of several mature melaleucas and some younger casuarinas. No substantial patches of native vegetation or threatened, endangered or vulnerable species were identified on the site.

A creek (unnamed) is located approximately 80m north of the subject site. The creek is not identified as a protected creek under the Riparian Corridor Management Study (DIPNR 2004) and accordingly, a riparian corridor is not required.

#### 4.6.2. Further Assessment and Mitigation

A full ecological assessment will be carried out in the EA to assess the impacts of the proposed development on the existing ecological value, particularly on species listed on the *Threatened Species Conservation Act*. The assessment will include seven-part-tests for

specific species if required. Further field survey will be carried out to assess the conditions of the species.

Although the site is well offset from the creek, further impact assessment will be carried out in the Environmental Assessment stage to consider the impact on the creek as a result of stormwater runoff or discharge.

#### **4.7. GREEN HOUSE GAS EMISSIONS**

Impacts of the development on greenhouse gas emissions (GHG) will include both direct and indirect emissions as defined in the National Greenhouse Accounts and Factors (2008) document. Assessment of greenhouse emissions during the development and the on-going phases of the project will be conducted. Following identification of the point sources of GHG emissions in the project and their classification into direct or indirect emissions using best practice and standard methodologies an estimate of the GHG intensity during the construction phase, as well as emissions on an annual basis post-development will be made.

For the development phase of the project, GHG assessment will include the following:

- Emissions arising from the removal of existing ground cover.
- Electricity, diesel and petrol consumption for the excavation of the site and during the subsequent construction of buildings, internal roads and paths.
- Diesel / petrol consumption during transport of construction materials and personnel to the site, removal of waste from site.

For the on-going phase of the project impacts on climate change to be affected by the project will be evaluated by using indicators such as energy, water, waste, materials and transport facilities and services. The impacts will be assessed as follows:

- Identify strategies for greenhouse gas-friendly design in project and take-up of low emission technologies, goods and services in buildings.
- Identify strategies for re-establishing tree cover post-development and extent of carbon sequestration of disturbed areas in the development.
- Identify and quantify the overall greenhouse gas emissions attributable to the development relative to total greenhouse gas emissions in NSW, Australia and the rest of the world.
- Identify and evaluate offsets in greenhouse gas emissions due to effects of climate change on the project (increased temperatures, reduced rainfall, increased severity of droughts and hailstorms).

The EA will include an assessment and quantification of the mitigation and abatement measures to minimize greenhouse emissions, including:

- Assess the extent of resources savings that are demonstrated in the development's innovative ecologically sustainable design (ESD) strategies, environmental benefits to be gained and measures in the ESD that will minimise greenhouse gas emissions.
- Assess extent of reductions in greenhouse gas emissions by use of state-of-the-art energy-efficient technologies in the project.

- Assess extent of reductions in greenhouse gas emissions by use of stormwater management plans, water conservation and efficient fittings and appliances.
- Assess extent of reductions in greenhouse gas emissions with implementation of environmentally-friendly waste management (recycling, composting of garden greens, and minimisation of waste generation).
- Assess extent of reductions in greenhouse gas emissions with selection of construction materials with low volatile organic compounds and with limited potential for producing emissions.

#### **4.8. VISUAL**

##### **4.8.1. Existing Conditions**

Part of the site to the south is identified as a high scenic quality area. The overall visual catchment of the site encompasses residential areas of Penrose, Dapto and rural West Dapto. These qualities are described as follows:

- To the east, the site is visible from adjacent residential neighbourhoods along Goolagong Street and Turnbull Crescent. Distant views of the site from the east are significantly impeded by foreground vegetation, topography and surrounding residential development.
- To the south, the site is visible from Huntley Road and rural properties immediately adjacent to the site. Foreground topography restricts distant views of the site from the south.
- To the north, the site is visible from Avondale Road and rural and residential properties immediately adjacent to the site.
- To the west, the site has 180 degree views of rural West Dapto and the Illawarra Escarpment.

##### **4.8.2. Potential Impacts**

The proposed development can have the following visual impacts:

- There is no significant view corridor in the vicinity of the site.
- The building bulk and mass of the proposed aging facilities along Goolagong Street can have a negative visual impact on the existing residents at Penrose.
- The height and bulk of the proposed hospital proper can have a negative visual impact on the existing landscape at West Dapto and the future residential area surrounding the site.

##### **4.8.3. Further Assessment and Mitigation**

A full visual impact assessment will be carried out in the EA stage to consider the visual impact of the proposed development on the surrounding land uses (existing and future). The

visual impact assessment will consider the impacts of the proposed development from key public vantage points.

#### **4.9. HERITAGE ASSESSMENT (EUROPEAN & ABORIGINAL)**

##### **4.9.1. European Heritage**

HLA - Envirosciences Pty Ltd undertook a non-indigenous heritage assessment of the West Dapto Release Area. The study identified no items of European heritage within the site. No further assessment on European Heritage is required in the EA stage.

##### **4.9.2. Aboriginal Archaeology**

The Australian Museum Business Services Aboriginal Heritage review was not included in the LES studies publicly reported to Council. Sensitive information in the report has restricted public access to its findings. Council has advised that the LES report for West Dapto will be updated by Council with discussion concerning Aboriginal Heritage.

The West Dapto LES report by MG Planning provides the following advice concerning Aboriginal heritage:

*“The Aboriginal heritage values of land within the West Dapto Release Area, including both scientific and cultural significance, have been given careful consideration in the formulation of the likely development. Considerable focus has been given in the likely development to ensuring that areas of Aboriginal heritage significance are protected as part of the broader conservation objectives for the site.*

*The development scenarios provide that the majority of known and potential archaeological sites are to be retained in conservation areas or within riparian zones. In particular, all sites of higher scientific and cultural significance are to be retained, including areas of social/cultural significance identified by Aboriginal stakeholders, and the large areas of open space conserved in the Yallah-Marshall Mount environmental precinct will function to retain broader cultural associations with the landscape.*

*However, as archaeological sites occur across all landforms within the study area, it is inevitable that future urban development will result in some impact to existing and additional (unknown) sites. With appropriate conservation measures in place, disturbance to archaeological sites and areas can be managed through impact mitigation strategies. These may include the collection of artifacts, archaeological salvage excavations, and further investigations of areas considered to be of high archaeological potential – all conducted in accordance with the NSW National Parks and Wildlife Act 1974. These works will be undertaken at the more detailed precinct-planning phase when the subdivision design is being determined”.*

The likelihood of a sensitive Aboriginal site being identified within the site is low. The West Dapto master planning process has placed considerable focus on ensuring that areas of Aboriginal heritage significance are protected as part of the broader conservation objectives of the plan. The master plan ensures that the majority of known and potential archaeological sites are retained in conservation areas or within riparian zones.

Wollongong City Council's planner has indicated the possibility of archaeological sites located in the site. The EA will include an assessment on the potential archaeological items on the site and consider the need to undertake a detailed archaeological assessment on the subject site.

## 5. NEED OF THE PROJECT & ALTERNATIVE SITES

*This section assesses the need for the proposed development in the Illawarra Region and identifies the availability of alternative sites to support the proposed development.*

### 5.1. NEED OF THE PROPOSED PROJECT

In January 2005 the South Eastern Sydney and Illawarra Health Services were combined into a single area health Service (SESIAHS). The SESIAHS Annual report 2004-2005 provides a summary of key demographic trends including population growth within the SESIAHS, which summarised in the following **Table 5.1**. The Illawarra and South Coast Regions are predicted to grow by 107,900 people (4,316 persons annually) over the next 25 years. In the Illawarra, the West Dapto Release Area and Calderwood Valley will house in excess of 50% of the predicted population growth for the Region.

**Table 5.2** provides a summary of key service provision in the SESIAHS during the period 2004-2005 as reported in the SESIAHS Annual Report. In terms of available bed numbers it is understood that NSW Health has traditionally sought to provide a ratio of 4 beds per 1000 head of population.

A report entitled “*Preliminary Rezoning Assessment, Illawarra International Health Care Precinct*” (Cardno 2006) has carried out research on the need for a private hospital and health precinct in the Illawarra region. The report concluded that:

- The Illawarra and South Coast Regions have an undersupply of hospital beds. Both regions have bed occupancy levels that indicate hospital overcrowding.
- The Illawarra has the lowest number of GPs in the SESIAHS. The proposal will attract and retain general and specialist practitioners and provide ongoing opportunities for graduates in medicine from University of Wollongong.
- Existing private hospital bed numbers have not increased significantly over the last 16 years, despite increased private health insurance (47.6% of residents in Illawarra) and increased private hospital procedures.
- Hospital bed licencing will soon be deregulated removing the existing bed cap and allowing increased participation in the health system by private organisations.
- The existing burden on the public system will be relieved and future growth accommodated without provision of extensive new public infrastructure.
- The proposed staging and integration of Day Procedural Facilities will avoid the ongoing commercial difficulties experienced by Shellharbour Private Hospital.
- The proposal will capture much of the existing 8800 plus Illawarra residents leaving the region for treatment elsewhere.
- Specialist treatment in the demand areas of Cardiology, pulmonary rehabilitation will significantly improve the quality of health care in the region.

**Table 5.1 – Key Demographic Trends in SESIAHS**

**TABLE 1.2 – SOCIO-DEMOGRAPHIC CHARACTERISTICS OF SESIAHS RESIDENTS**

LOCAL GOVT AREA	Estimated population (2004)	No. 5yrs %	No. 70 yrs + %	Non-English speaking %	Aboriginal & Torres Strait Islander people %	Index of Relative Socio-Economic Disadvantage	Average annual growth 1996 - 2001 %	Projected population (2011)
Botany	37,905	6.2	9.9	36.7	558 (1.5)	995	0.7	39,543
Hurstville	76,144	6	11.6	28.6	371 (0.5)	1,019	1.6	81,439
Kiama	20,524	5.2	13	4.1	175 (0.9)	1,060	1.3	21,652
Kogarah	54,214	5.7	11	28.1	178 (0.3)	1,050	1.1	57,957
Randwick	126,574	5.2	9.7	25.5	1,352 (1.1)	1,051	0.4	0.4
Rockdale	94,555	6.3	11.5	34	402 (0.4)	987	0.9	0.9
Shellharbour	62,487	7.3	7.9	10.8	1,146 (1.8)	954	1.9	1.9
Shoalhaven	91,956	5.5	14	4.5	3,037 (3.3)	968	1.8	1.8
Sutherland	217,198	6.1	9.1	9.1	1,140 (0.5)	1,079	0.9	0.9
Sydney	72,089	3	6.6	18.9	577 (0.8)	1,050	6.7	6.7
Waverley	61,417	5.3	10.3	20	200 (0.3)	1,095	-0.3	60,513
Wollongong	193,328	6.3	10.7	14.6	2,611 (1.4)	981	0.5	198,663
Woollahra	54,189	4.8	11.3	15.8	91 (0.2)	1,141	0.3	55,307
<b>AREA TOTAL</b>	<b>1,162,580</b>	<b>5.7</b>	<b>10.3</b>	<b>18.1</b>	<b>11,838 (1.0)</b>	<b>1,028</b>	<b>1.2</b>	<b>1.2</b>
<b>NSW</b>	<b>6,752,087</b>	<b>6.3</b>	<b>9.6</b>	<b>16</b>	<b>124,290 (1.8)</b>	<b>1,000</b>	<b>1.2</b>	<b>1.2</b>

Source: SESIAHS (2005)

**Table 5.2 – Health Service Summary (SESIHS Annual Report 2004-2005)**

**TABLE 1.1 – SUMMARY OF HEALTH SERVICES IN SESIAHS**

HEALTH SERVICE	Eastern	St George	Sutherland	Illawarra	Shoalhaven	SESIHS
Proportion of population <sup>1</sup>	30.7%	19.4%	18.6%	23.6%	7.6%	100%
Proportion of area (approx)	4%	3%	9%	24%	60%	100%
Public hospitals	6	2	1	6	3	18
Beds per 1,000 population <sup>1</sup>	4.37	2.59	1.45	2.76	2.33	2.94
Number of acute hospitals <sup>2</sup>	5	1	0	1	0	7
Private hospitals/facilities	6	3	2	6	1	18
GPs <sup>3</sup> per 1,000 population <sup>1</sup> proportion	1.71	1.14	1.00	0.85	1.03	1.21
Primary/community health:						
- number of centres	14	14	6	71	23	128
- workforce (FTE)	144.9	61.8	151.0	248.6	80.4	686.7

1. Population based on 2001 census

2. Acute facilities were defined as having a peer group of A1a, A1b, A2 or A3

3. Based on GPs who are members of one of the six GP Divisions that cover SESIAHS

Source: SESIAHS (2005)

## 5.2. ECONOMIC CASE FOR PRIVATE HOSPITAL

In October 2007, Hardes and Associates were commissioned by La Vie Developments to undertake a review of unmet private hospital demand in the Illawarra area and the potential to establish a major private tertiary hospital as part of an overall health precinct.

The report found that:

- Because of limited development in the private sector there has been an ongoing difficulty in attracting clinicians. The proposed private hospital can provide a working environment that is attractive to clinicians. If this strategy is successful it will not only greatly enhance the private sector but will also expand the pool of clinicians available to the public sector. It would also significantly enhance the limited clinical training opportunities across the area.
- Modelling was carried out to assess the demand for a health care service in the region and consider the future growth private hospital in the region under the impacts of population growth, ageing and clinical trends. These data are analysed to identify the potential for the proposed development in response to the increasing demand.
- Under the assumptions modelled in the report it is evident that there is potential for development of a large scale private hospital consistent with the vision outlined by the proposed development. Naturally the projections in the report are dependent upon the ability of an operator to attract sufficient clinical (general practitioner, specialist, nursing and other paramedical staff) to the facility. Significant liaison has already occurred with community groups, TAFE and the Wollongong University to ensure that staffing requirements are satisfied.

In analysing the demand and growth of the health care industry, Hardes made the following recommendations on the scale of the proposed development:

- *Specialist Medical Centre and Day Procedure Centre (Surgicentre) with approximately 23,500 same day admissions per annum (including Interventional Cardiology) plus 4,000 Renal Dialysis admissions. It would be sensible to support this function with a modest capacity to allow overnight stays where necessary. This greatly increases the range and complexity of work that can be attempted in the facility – allowing admission of patients where same day discharge is possible but not assured. The inclusion of high dependency/intensive care support would allow Interventional Cardiology to be introduced early in the development.*
- *Free standing Obstetric Unit accommodating approximately 900 deliveries per annum. The projections for this unit show decreasing requirements for beddays consistent with trends towards shorter average stay. However, this may be offset to some extent by increasing deliveries. Data for the past two years have shown a reversal of Australia's decreasing birth rates – and this is not fully factored into projections – as it is not clear that this reversal will continue. With a projected requirement for 4,250 obstetric beddays in 2011 and uncertainty about obstetric trends it would be prudent to plan to accommodate around 4,500 beddays. At occupancy of 65-70% this would require 18 – 20 beds.*
- *Tertiary referral hospital able to accommodate 11,500 overnight admissions (excluding the free standing obstetrics and babies) using approximately 68,000 beddays. Interventional Cardiology would generate around 2,000 admissions, split between same day and overnight. The projection of bed days is dependent upon a continuation of the trends towards decreasing average length of stay for overnight admissions. As the hospital will have a combination of both elective and emergency admissions it needs to have sufficient capacity to accommodate the emergency component without disrupting the elective component. The elective component is effectively managed across 5 days rather than a*

*full week. Both of these factors reduce the overall occupancy. If we assume occupancy of 70% for the overnight admissions, excluding those accommodated in the Obstetric Unit, we have a requirement for 270 beds. If a tertiary private hospital of this size becomes fully operational in the precinct it is likely that at least one private hospital will close and/or change role. This could yield another 50+ beds worth of overnight activity. Further workload could be generated by public-sector contracts. It would be wise to consider these eventualities in planning for this development, suggesting a planning framework within 270-320+ overnight beds, excluding the free-standing Obstetric unit of 20 beds. An allowance should also be made for 10 overnight beds in the day surgery centre and a number of holding beds in the proposed casualty.*

- *Staging of the development would ensure that the supply of services matched the emerging demand and would allow the hospital to progressively develop its reputation and infrastructure.*

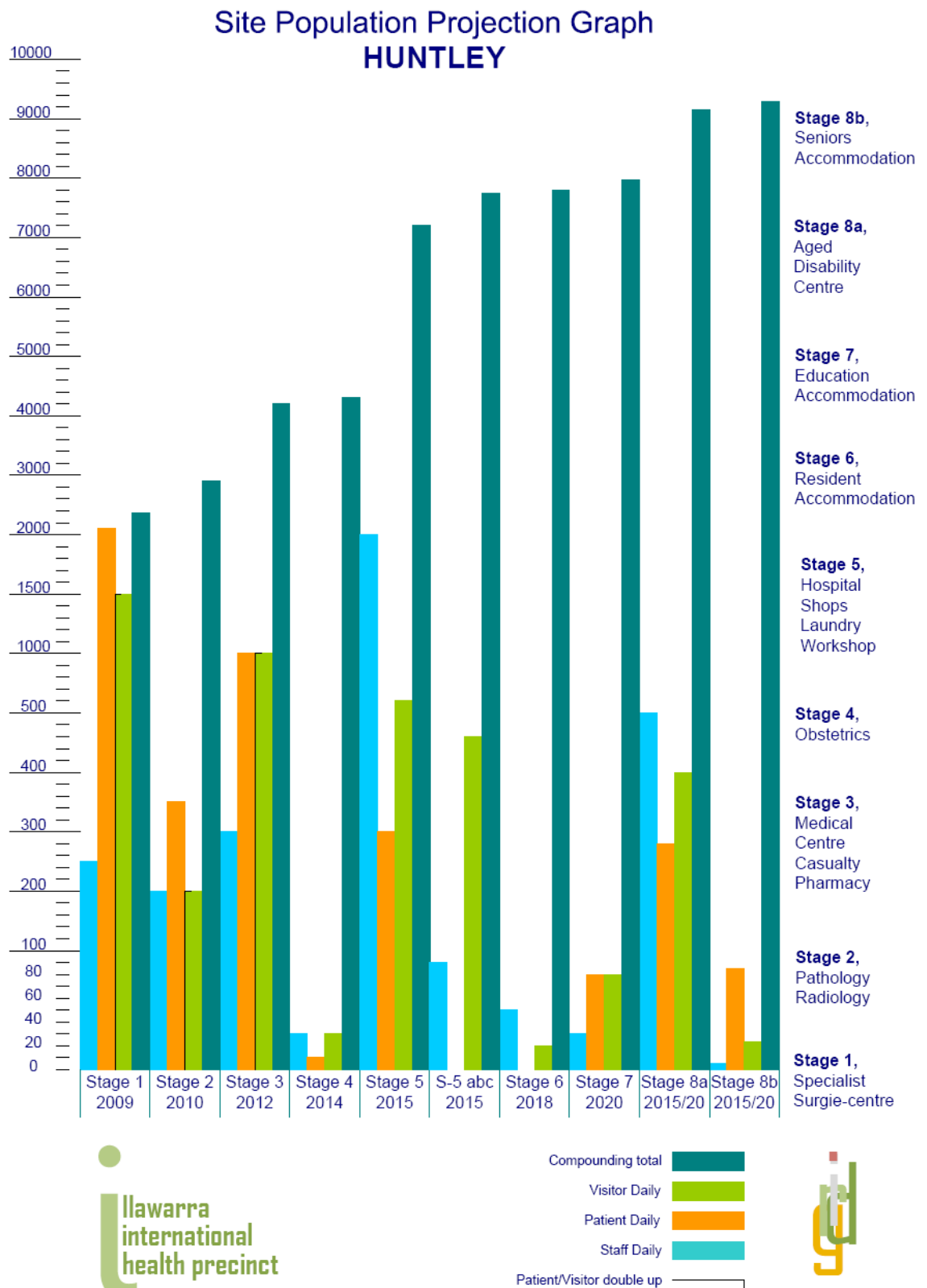
Illawarra Regional Development Group has further undertaken projection on the number of patient and visitor during the lifetime of this proposed development. The projection shows up to 9,000 day patents and visitors to the site on a daily basis. This project is shown in **Figure 12**.

### **5.3. ALTERNATIVE SITES**

A multi criteria analysis (MCA) for site suitability was previously undertaken to identify appropriate sites with an area larger than 15ha to support the proposed development (Cardno 2007). Sites were selected on the basis of:

- Directly adjoins a main road (Illawarra Highway)
- Sufficient land area to construct a hospital and associated facilities
- Located within close proximity to existing and planned release areas
- Zoned primarily for agriculture
- Located outside an environmental protection zone
- Located in an area sufficiently distance of industrial development.

The subject site meets these criteria. A further site suitability analysis can be prepared to demonstrate its desirability for the proposed development if required in the EA stage.



**Figure 12 – Population Project**

## 6. REGULATORY ANALYSIS

*This section outlines the current regulatory framework which applies to the proposal and assesses the compliance with the identified policies/legislation.*

### 6.1. STATE PLANNING

#### 6.1.1. Environmental Planning & Assessment Act 1979

The Environmental Planning and Assessment Act (EP&A Act) 1979 (as amended) institutes a system of environmental planning control and environmental assessment whereby applications for development consent can be assessed under a multitude of social, economic, engineering and environmental 'heads of consideration'.

In 2005, a new Part 3A was introduced in the EP&A Act. Part 3A (and the accompanying Regulations, Guidelines and SEPP) contains a new assessment and determination framework for assessment of *Major Projects*, which are projects that, in the opinion of the Minister, is of State or regional environmental planning significance. Accordingly, the Minister is required to express his opinion that the proposed development is a major project under Clause 6 of the EP&A Act.

#### 6.1.2. Approvals under Other Acts

Part 3A negates the needs for approvals of several other Acts listed under Section 75U of the EP&A Act. Further approvals under the following Acts will still be required for the proposed development (S. 75V of the EP&A Act) and these approvals can be obtained once the application is approved under the EP&A Act:

- A consent under section 138 of the Roads Act 1993,
- An environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act), if threatened species listed under the POEO Act are found on the site. This is unlikely.

#### 6.1.3. State Environmental Planning Policy (Major Projects) 2005

**Section 1.3** of this report has identified the criteria of hospital classification under the Major Project SEPP.

As stated earlier, the proposed development will have a capital investment value in excess of \$250m. It is therefore considered that the proposed development falls within the definition of major projects.

#### 6.1.4. State Environmental Planning Policy (Infrastructure) 2007

SEPP (Infrastructure) 2007 has consolidated and updated the planning processes for new infrastructure projects. The SEPP recognises the importance of infrastructure development within the State and impose an approval framework for these proposals. It also overrides part of the LEPs in prohibiting infrastructure in certain zones by listing the specific zones

where different types of infrastructure development are permissible with consent. Small scale infrastructure projects are exempted from development consent.

Under the Infrastructure SEPP 2007, a hospital is defined as a type of health services facility. Under Part 2 Division 10 (Clauses 56 – 58) of the SEPP, health services facilities are permissible in a range of prescribed zone, including:

- RU4 Rural Small Holdings,
- RU5 Village,
- RU6 Transition,

Wollongong City Council is yet to complete its comprehensive LEP under the Standard LEP Instrument. The existing 1 Non Urban Zone under the current Wollongong LEP 1990 is intended to act as a reservoir for future urban development to cater for planned growth. We therefore consider that the equivalent zone for the rural zone is RU5 or RU6. On this basis, hospitals are permissible on the site with consent under the Infrastructure SEPP.

#### **6.1.5. State Environmental Planning Policy 11 (Traffic Generating Developments)**

Clause 7 of SEPP 11 requires certain proposals to be referred to the traffic authority.

- (4) Where a consent authority receives a development application (other than a development application to which subclause (3) relates) to carry out development specified in Schedule 2, being development on or of land that has direct vehicular or pedestrian access to:*

- (a) an arterial road, or*
- (b) a road connecting with an arterial road, if the access is within 90 metres (measured along the road alignment of the connecting road) of the alignment of the arterial road,*

*The consent authority shall, within 7 days of its receipt of the application, forward a copy of the application to the Traffic Authority.*

Under Schedule 2 of SEPP 11 hospital development of the following scale would require a referral to the RTA:

- (o) the erection of a building for the purposes of a hospital with accommodation for 100 or more beds or the enlargement or extension of a building for the purposes of a hospital where that enlargement or extension provides accommodation for 100 or more beds.*

The proposed private hospital has a total of 352 beds, and hence exceeds the required 100 bed requirement. The site has direct access to road connecting an arterial road. A referral to the RTA is required in the assessment stage.

## **6.2. REGIONAL PLANNING**

### **6.2.1. Illawarra Regional Strategy**

The State Government has embarked on regional and subregional planning as part of broader metropolitan planning and recent reforms to planning in NSW. The plan for the

Illawarra was formulated in the Illawarra Regional Strategy, released in draft form in September 2006, and released as a final document in February 2007.  
The aim of the Strategy is as follows:

*“The regional strategy represents an agreed NSW Government position on the future of the Illawarra. It will be the pre-eminent strategic policy document for the Illawarra Region and will complement and inform other relevant state and local strategies and planning instruments. Implementation of the regional strategy is underpinned on a whole of government basis through the Actions Plans outlined in the NSW State Plan: A New Direction for NSW. The Illawarra Regional Strategy applies to the period 2006-31 and will be reviewed every five years”.*

The Strategy is heavily reliant on West Dapto to accommodate the expected 47,600 additional persons expected in the region by 2031. This focus on West Dapto permeates the Strategy in terms of infrastructure provision, employment generation and environmental management. Other release areas within the MDP (as at 2003) are mentioned in the Strategy and have a supporting role to West Dapto.

The WDRA is expected to generate 11,000 dwellings by 2031 and 19,350 dwellings by 2046 at a delivery rate of 500 lots per annum. The deficit of housing will be provided by existing release areas, infill housing, particularly surrounding the Dapto Town Centre and potentially other new release areas such as Calderwood Valley and urban fringe areas presently under consideration by Shellharbour City Council

The proposed development will address the shortage of medical services in the region and NSW. It will provide an essential social infrastructure to service the current and future population of the Illawarra, and is compliance with the objectives of the Regional Strategy. A full assessment of the Strategy will be provided in the EA stage.

#### **6.2.2. Illawarra Regional Environmental Plan No. 1 (IREP)**

The *Illawarra Regional Environmental Plan No.1 (IREP)* was gazetted on 11 April 1986 and provides a broad framework for coordinated action between various state government authorities in respect to the development of the Illawarra region including Shellharbour LGA. The objectives of IREP No.1 amongst other things are:

- *To place certain requirements on developments.*
- *To provide guidance to local councils in preparing local environmental plans and detailing development applications.*
- *To define the extent of interest of PlanningNSW.*
- *To identify PlanningNSW's attitude and position on a wide range of environmental, social and environmental issues.*

Under the provisions of IREP No.1 the subject site has not been identified as containing land:

- Within a service corridor
- Which is committed industrial land
- Which contains extractive materials.

However, the subject area has been identified as containing land:

- With prime crop and pasture potential
- With landscape or environmental attributes.

The proposal is generally consistent with the objectives and requirements of IREP1.

### 6.3. LOCAL PLANNING

#### 6.3.1. Wollongong Local Environmental Plan 1989

Wollongong Local Environmental Plan 1990 (as amended) is the principal planning instrument affecting the site. The site is currently Zoned 1 (Non Urban Zone). A replication of Wollongong LEP 1990 for the site is included as **Figure 6**.

The objectives of the Non Urban Zone are:

- (a) *To provide a rural atmosphere on the outskirts of the city of Wollongong and to act as reservoir which lands suitable for:-*
  - (i) *Urban development to cater for planned natural urban growth or*
  - (ii) *Environmental protection,*  
*can be drawn, and*
- (b) *To allow agricultural and peri-urban pursuits which are not likely to:-*
  - (i) *Inhibit or prejudice the present environmental quality for future development potential of the land*
  - (ii) *Lead to a demand for future public services will render that more difficult or expensive to provide once the development takes place.*

The current zoning permits the following developments with consent:

*“advertisements; bed and breakfast accommodation; child care centres; community facilities; cottage industries; dwelling-houses; ecotourism facilities; educational establishments; extractive industries; forestry; granny flats; home employment; hospitals; institutions; intensive agriculture; leisure areas; licensed premises; mines; places of worship; recreation areas; recreation facilities; service stations; transport terminals; truck or heavy machinery sale yards; utility installations.”*

The following developments are permitted with consent after advertising and satisfying Clause 11 of the LEP:

*“boarding-houses; camp or caravan sites; health consulting rooms; helicopter landing sites; industries; motels; registered clubs; restaurants; waste management facilities or works.”*

Hospital is permissible under the current LEP.

#### 6.3.2. Draft West Dapto Local Environmental Plan 2007

Wollongong Council has completed a Draft Wollongong (West Dapto) Local Environmental Plan 2007. The LEP and the associated documents are on exhibition until 31 May 2008. The zoning scheme proposed for the subject site under the Draft West Dapto LEP is presented in **Figure 7**. The zones that apply to the site under the Draft West Dapto LEP are listed in **Table 6.1** below:

**Table 6.1 – Proposed Zones (WLEP 2007)**

<b>Zone</b>	<b>Objectives</b>	<b>Area</b>	<b>Minimum lot size / FSR</b>
R2 Low Density Residential	<ul style="list-style-type: none"> <li>To provide for the housing needs of the community within a low density residential environment.</li> <li>To enable other land uses that provides facilities or services to meet the day to day needs of residents.</li> </ul>	7.20 ha	450m <sup>2</sup> / 0.5:1
R3 Medium Density Residential	<ul style="list-style-type: none"> <li>To provide for the housing needs of the community within a medium density residential environment.</li> <li>To provide a variety of housing types within a medium density residential environment.</li> <li>To enable other land uses that provides facilities or services to meet the day to day needs of residents.</li> </ul>	1.49 ha	500m <sup>2</sup> / 0.5:1
B1 Neighbourhood Centre	<ul style="list-style-type: none"> <li>To provide a range of small-scale retail, business and community uses which serve the needs of people who live and work in the surrounding neighbourhood.</li> <li>To allow some diversity of activities of densities, scale and height comparable with those of the locality, and with little increase in traffic generation that will not prejudice the objective referred to above from being achieved or significantly detract from the character of the locality or the amenity of any existing or proposed development nearby.</li> </ul>	1.01 ha	N/A / 0.75:1
SP2 Infrastructure	<ul style="list-style-type: none"> <li>To provide for required infrastructure and related uses.</li> <li>To prevent development that is not compatible with or that may detract from the provision of infrastructure.</li> <li>To set aside land for the future provision of key infrastructure required to service development.</li> </ul>	0.73 ha	N/A
<b>Total</b>		<b>10.43 ha</b>	

The current zones under the draft LEP prohibit hospital developments, despite the permissibility under the Infrastructure SEPP 2007. A written submission on the West Dapto Program has been lodged with Wollongong City Council to identify opportunities to introduce a new set of development standards on the site and provide a more flexible approach to future development. The full submission is attached in **Appendix C**.

The submission considers that the *SP1 Hospitals and Medical Research and Development* is an appropriate zone for the site and is consistent with the existing zoning for the Wollongong Hospital. The key recommendations of the submission are as follows:

- *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.*
- *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.*

It is not considered necessary for Council to amend the LEP and DCP for the site until a concept approval is obtained for the proposed development under Part 3A. At that stage, DoP can amend the LEP as part of the Part 3A approval. The submission includes a request to accelerate the release of the subject site in view of the expected public benefit.

## **7. PROPOSED CONSULTATION PROGRAM/COMMUNICATION PLAN**

*This section summarises the outcomes of the consultation that has been carried out with relevant agencies and presents a proposed consultation program that will be carried out to further the application.*

### **7.1. EXISTING CONSULTATION**

#### **7.1.1. NSW Health**

A number of representations were made to NSW Health during 2005 for a private hospital development in the Illawarra. In their advice, NSW Health referred us to their guidelines for establishing a private health care facility. The proposed development has been designed in accordance with the Guidelines.

#### **7.1.2. University of Wollongong and TAFE**

Professor Don Iverson the Dean of the Faculty of Health and Behavioural Science has given support to the project on behalf of Wollongong University. His letters of support are included as **Appendix G**.

Continued discussion is carried out with the University of Wollongong to establish an educational program for the medical students. Educational facilities have been incorporated in the proposed development to accommodate the program. The program will compliment the existing TAFE division in Marshall Mount Road and contribute to the ongoing implementation of training courses provided on site. This arrangement is strengthened by a Memorandum of Understanding which has been written by the College Of TAFE and is due to be signed by both parties. A letter of TAFE is also provided in **Appendix G**.

The proposed development has incorporated facilities to allow for the training and education of people entering into a varying curriculum on offer, where nurses, trades people, chefs, cooks, semi skilled and many other courses will be available.

#### **7.1.3. Local Aged Care Groups**

La Vie also made representations to the local aged care organisations for the proposed aged care accommodation component in the development. Support from a variety of local aged care organisation for the proposal have received and included as **Appendix H**.

#### **7.1.4. Southern Group of Councils**

Illawarra Regional Development Group, on behalf of La Vie, has made representation to the Southern Group of Councils regarding the proposed development on the previously selected in Tullimbar. The concept of developing a private hospital in the Illawarra was well received. Southern Councils Group (SCG) has subsequently made representation to the Premier of NSW Mr Iemma regarding this proposed development. This letter is provided in **Appendix I**.

#### **7.1.5. Department of Planning and Wollongong City Council**

A meeting was carried out with representatives of Department of Planning and Wollongong City Council to discuss the proposed development. The outcomes of the meeting are summarised as follows:

- DoP and Council have no 'in principle' objection to the proposed development.
- Council provided some useful comments on the building bulk, setback and height of the proposed development. These comments have been incorporated in the proposed concept design.
- Council suggested that potential impacts can include visual, archaeological, traffic, drainage, and amenity to adjoining residents.
- DoP suggested the lodgement of a Clause 6 application to seek the Minister's declaration of the project as a Major Project.

A Clause 6 letter was subsequently lodged with DoP and a declaration was received on 20 June 2008 confirming the major project status (**Appendix A**).

#### **7.2. PROPOSED CONSULTATION PROGRAM**

As part of the EA process, the following stakeholders will be consulted:

- Utility Companies, including Sydney Water, Integral Energy and Eastern Pipe, to establish the connections to their services.
- Residents in Penrose to address their concerns of a major development in the vicinity of the residential area.
- Department of Health to confirm bed allocation and licences
- Community groups and associations as required.

## 8. CONCLUSION

*This section summarises the report findings of this PEA.*

The main findings of this preliminary assessment are summarised below:

- The proposed development will be the first Tertiary Private Hospital in the Illawarra. It has a strong business case and will generate up to 3,500 new local jobs within the close proximity to future developing communities. A range of net environmental benefits ensure the proposal is a positive contribution to local and regional economies.
- The proposed development can satisfy the definition of a state significant development having a capital investment exceeding \$15 Million dollars. Certainly, the proposed development is of similar significance to the current Auburn and Orange Hospital redevelopments by NSW Health, which have been accepted under Part 3A of the Environmental Planning and Assessment Act.
- La Vie Developments and in particular Dr Brett Gooley, has considerable experience in the area of private health care and development of private health care facilities. Dr Gooley has been operating a number of private health care facilities including a private day hospital for the past 24 years.
- The proposal will provide 280 needed high and low dependency care beds for aged and young people alike.
- The initial day procedure facility (23-hour bed care) should receive approval from NSW Health, based on the understanding that very few if any day procedure facilities have been refused to date. It should be noted that pathology, radiology and the 24 hour medical centre do not require NSW Health licensing.
- The proposal can satisfy the provisions of relevant State, Regional and Local plans.
- It is anticipated that the final development scenario will include a combination of traditional and new technologies to provide an environmentally sustainable water and energy supply for the proposed development. Innovative solar technology will be utilised to provide a significant component of the proposed development's energy needs.
- The proposal is located in the epicentre of the West Dapto urban release program. The draft LEP has proposed to zone the site to urban uses. It adjoins existing residential developments at Penrose and has the locational advantage of being in proximity to the existing and future retail areas and public transport systems (bus and rail).
- The site has the capacity to support the proposed private health precinct. It is located in close proximity to the existing and planned infrastructure and services, including public transport, open space and recreational opportunities, retail and community services and social infrastructure. It is free from major environmental constraints and can be serviced by existing utility connections.
- The proposal has received the support of the University of Wollongong as a future provider of needed clinical training and longer term medical work opportunities for graduates of the new Graduate School of Medicine at the University.
- A range of government and quasi-government bodies will need to be consulted and possible approvals sought from these bodies in order to develop the proposal.

## 9. RECOMMENDATIONS

*This section provides the recommendations of this PEA..*

It is recommended that La Vie Development:

- Lodge this PEA as an initial application for the part 3A process, to support the proposed Illawarra International Health Precinct project.
- Request the Department of Planning to issue a set of Director General's Requirements to guide the preparation of the full Environmental Assessment as part of the Concept Application.

Prepared by  
for and on behalf of  
**CARDNO FORBES RIGBY PTY LTD**

Reviewed by

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# **A P P E N D I X**

**MAJOR PROJECT  
DECLARATION**

**A**

# **A P P E N D I X**

**B**

**DEPOSITED PLANS**

# **A P P E N D I X**

**WRITTEN SUBMISSION TO  
WEST DAPTO LEP**

**C**

# **A P P E N D I X**

**ARCHITECTURAL PLANS –  
SITE ANALYSIS, DESIGN  
RESPONSE CONCEPT  
LAYOUT, STAGING AND 3D  
MASSING**

**D**

# **A P P E N D I X**

**FEASIBILITY LETTER (SWC)**

**E**

# **A P P E N D I X**

## **DESCRIPTION OF THREATENED SPECIES**

**F**

# **A P P E N D I X**

**LETTER OF SUPPORT FROM  
UOW AND TAFE**

**G**

# **A P P E N D I X**

**LETTER OF SUPPORT AGED  
CARE PROVIDERS**

**H**

# **A P P E N D I X**

## **LETTER OF SUPPORT FROM SOUTHERN COUNCILS GROUP**

**I**