

7 Consultation

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.

During the course of the EA preparation, the following agencies and stakeholders were consulted:

- Wollongong City Council
- Growth Centre Commission
- Department of Environment & Climate Change
- Roads and Traffic Authority
- New South Department of Health
- Department of Health and Ageing
- South Eastern Sydney Illawarra Area Health Service
- Ministry of Transport
- Sydney Water
- Integral Energy
- Jemena
- Public
- Surrounding Residents
- Aboriginal Communities

The following issues associated with the proposed development were discussed:

- Water Quality
- Noise
- Transport Planning
- Waste and Chemicals
- Contaminated Land
- Threatened Species
- Aboriginal Cultural Heritage

The outcomes of the consultation is summarised in the Consultation Report, which is available in the **separate volume**.

8 Draft Statement of Commitments

Preceding chapters have described environmental mitigation measures in relation to the development and ongoing operation of the proposed IIHP. These identify several key areas requiring management during construction and ongoing operations.

Subject to approval of the project, La Vie will commit to the ongoing works as detailed in **Table 8.1**.

Table 8.1 – Draft Statement of Commitments

| Item | Objective | Commitment | Timing |
|--|--|--|--|
| 1. Scope of Development | <ul style="list-style-type: none"> Ensure the proposed development is consistent with the submitted documents | <ul style="list-style-type: none"> La Vie commits to construct Stage 1 of the development in accordance with this Environmental Assessment report. | <ul style="list-style-type: none"> Ongoing |
| 2. Staging | <ul style="list-style-type: none"> Ensure the project is delivered as proposed | <ul style="list-style-type: none"> La Vie will construct the proposed development in accordance with the Indicative Staging Plan submitted with the EA, or as otherwise approved by DoP or relevant consent authority | <ul style="list-style-type: none"> All stages of the development |
| 3. Future Approvals | <ul style="list-style-type: none"> Future approvals for individual project applications | <ul style="list-style-type: none"> La Vie will seek the relevant future approvals for all aspects and stages of the development as directed by DoP. | <ul style="list-style-type: none"> After Concept Approval |
| 4. Management and Operational Structure | <ul style="list-style-type: none"> Ensure only students/staff live on site Enforcement of the management structure Ongoing relationship with TAFE | <ul style="list-style-type: none"> IIHP will be operated under a single title, owned by IIHP. | <ul style="list-style-type: none"> Ongoing |
| | | <ul style="list-style-type: none"> La Vie will ensure all accommodation is leased only to IIHP staff, visitors and students. | <ul style="list-style-type: none"> On commencement of leases |
| | | <ul style="list-style-type: none"> La Vie will ensure that operation of IIHP is consistent with the submitted Business Plan. | <ul style="list-style-type: none"> Ongoing |
| | | <ul style="list-style-type: none"> La Vie has entered into an MoU with both TAFE (Illawarra Institute of Education) to ensure the delivery of their services within IIHP. | <ul style="list-style-type: none"> Ongoing |
| 5. Investment Certainty | <ul style="list-style-type: none"> Financial business plan for development. | <ul style="list-style-type: none"> La Vie will continue to progress this development in accordance with the business plan described in this EA. | <ul style="list-style-type: none"> Ongoing |
| 6. Utility Services | <ul style="list-style-type: none"> Ensure provision of vital services. | <ul style="list-style-type: none"> La Vie will enter into agreements with relevant utility service providers and confirm the arrangement for infrastructure upgrades as per Section 3.2 of this report. | <ul style="list-style-type: none"> Prior to Construction Certificate of stage 1 |
| 7. Traffic & Transport | <ul style="list-style-type: none"> To support a mode share of 25% to public transport for journey to work trips at full development. | <p>La Vie will liaise with bus companies to provide new bus stops adjacent to the IIHP site, including:</p> <ul style="list-style-type: none"> Huntley Road outside the main hospital entrance; Huntley Road at the eastern end of the site; Avondale Road, adjacent to the proposed retail centre; and Avondale Road, adjacent to the proposed specialist medical centre. | <ul style="list-style-type: none"> Prior to occupation the individual stages that relate to the bus stops |

| Item | Objective | Commitment | Timing |
|------|---|--|--|
| | | La Vie will liaise with bus companies to discuss the opportunity to re-route No. 33 and 43 (operated by Premier Illawarra) and routes 37 and 57 "Lake Link", so these routes can service the subject site. La Vie will also discuss the opportunity to increase the frequency of these routes. | <ul style="list-style-type: none"> • Prior to occupation of Stage 1 |
| | | <ul style="list-style-type: none"> • La Vie will continue to liaise with RailCorp to discuss the feasibility of constructing the railway station at Huntley. | <ul style="list-style-type: none"> • Prior to occupation of Stage 1 |
| | <ul style="list-style-type: none"> • To provide adequate facilities to encourage active transport (walking and cycling). | Internal Infrastructure <ul style="list-style-type: none"> • La Vie will provide cycle & pedestrian pathways within the subject site. • La Vie will design the development in accordance with Australian Standard AS1428.4:2002 <i>Design for Access and Mobility</i> • La Vie will provide a sign at all entry points from the public road system to indicate a speed limit of 20km/hr in the internal roads within the site; • La Vie will implement slowing devices within the site to maintain the 20km/h internal road environment • La Vie will prohibit kerb side parking within the site. Indented car parking bays will be kept to the minimum. • La Vie will ensure that bicycles would share the road space with vehicles and are not be permitted on footpaths; • La Vie will use the AUSTROADS <i>Guide to Traffic Engineering Practice – Pedestrians (Part 13)</i> to guide the mitigating design requirements for special needs pedestrians • La Vie will ensure all paved footpaths are designed to a minimum of 1800mm to accommodate two wheelchairs abreast in the public circulation areas • La Vie will ensure the pedestrian crossing facilities are designed as marked foot crossings on raised thresholds to contain vehicle speed at point; • La Vie will provide signage that direct pedestrian and cyclists to trip ends at all entries points to the IIHP site and at critical decision points throughout the site; | <ul style="list-style-type: none"> • Prior to construction certificate of relevant stages |

| Item | Objective | Commitment | Timing |
|------|---|---|--|
| | <ul style="list-style-type: none"> To provide adequate facilities to encourage active transport (walking and cycling). | External Infrastructure <ul style="list-style-type: none"> La Vie will fund and construct the footpaths along the sections of Huntley Road and Avondale Road which border the site; La Vie will liaise with Council to seek funding arrangement to construct a pedestrian and cyclist link into the site, directly from the intersection of Goolagong Street and Penrose Drive; La Vie will liaise with Council to seek funding arrangement to provide footpath along the northern side of Huntley Road, linking the IIHP site with the existing footpath at Penrose Drive; La Vie will liaise with Council to provide cyclist facilities, e.g. a shared path, along Huntley Road between Avondale Road and Princes Highway; La Vie will liaise with Council to provide pedestrian and cyclist facilities (e.g. a shared path) along Avondale Road between Huntley Road and Marshall Street; La Vie will liaise with Council to ensure that the pedestrian and cyclist access along Avondale Road across the railway line is retained if the level crossing is closed; La Vie will liaise with Council to provide Cyclist facilities along Marshall Street, as per the <i>Wollongong Bike Plan 2006-2011</i>; La Vie will liaise with Council to provide pedestrian facilities along both sides of the road carriageway as part of the construction of the primary movement corridors in the WDRA to reduce the barrier effect of these roads; La Vie will liaise with Council to provide cyclist facilities, e.g. a shared path, along at least one side of each primary movement corridor in the WDRA; La Vie will provide signalised and pedestrian crossing on the Avondale Road/Huntley Road intersection. La Vie will liaise with Council to provide signalised and pedestrian crossing on the intersections of Avondale Road/Fowlers Road Extension and La Vie will provide a signalised pedestrian crossing should be provided across Huntley Road adjacent to the front entrance to the hospital, to serve the bus stops and future development on the southern side of Huntley Road. | <ul style="list-style-type: none"> Prior to Construction Certificate of relevant stages |
| | <ul style="list-style-type: none"> To promote sustainable transport for the users of the future development | <ul style="list-style-type: none"> La Vie will develop and implement a Work Place Travel Plan in accordance with the <i>Healthy Workplace Policy – C2007-39</i> (NSW Health), and appropriate Guidelines such as the Western Australian or the Victorian state government TravelSmart programmes to encourage the use of sustainable transport modes for journey to work trips; La Vie will prepare a Transport Access Guide (TAG) in accordance with <i>Producing and using Transport Access Guides</i> (RTA) for the IIHP site; La Vie will ensure the TAG is available at convenient locations within the IIHP site, and distribute it to potential future visitors. | <ul style="list-style-type: none"> On occupation of all stages. |

| Item | Objective | Commitment | Timing |
|----------------------------------|--|--|--|
| 8. Geotechnical | <ul style="list-style-type: none"> To ensure the development are constructed in accordance with sound geotechnical practices To ensure site stability and prevent any adverse geotechnical impacts and reduce the risk of sediment transport off-site due to erosion during site works | <ul style="list-style-type: none"> La Vie will implement the geotechnical recommendations in Table 6 of the Geotechnical Report prepared by Martens Consulting Engineers (dated April 2009). La Vie will undertake regular monitoring (daily or otherwise) on: <ul style="list-style-type: none"> Seepage rates from any excavated soil/rock interface; Sedimentation downslope of excavated areas during and after rainfall events; and All sediment erosion control structures – for functioning condition and removal of built-up spoil In the event that the proposed development works cause an adverse impact on overall site stability or on neighbouring properties, La Vie will cease work immediately. La Vie will document the nature of the impact and the reason(s) for the adverse impact investigated. La Vie will arrange for a site inspection by a qualified geotechnical or structural engineer. La Vie will ensure adequate inspections by a qualified geotechnical engineer in accordance with the recommendations of the geotechnical report. La Vie will undertake further geotechnical testing at detailed design stage prior to final detailed structural design. La Vie will ensure that all designs of proposed foundations, supports, retaining walls, and drainage measures are referred to a suitably qualified geotechnical engineer for review and certification that proposed structures have been designed in accordance with the recommendations given in the geotechnical report. La Vie will provide written certification or documentation from the geotechnical engineer to Council to Council, clearly displaying that proposed site works designs comply with requirements. | <ul style="list-style-type: none"> Prior to construction certificate of all stages |
| 9. Noise | <ul style="list-style-type: none"> To minimise the potential noise impacts on the adjoining residents | <ul style="list-style-type: none"> La Vie will seek to control the maximum number of flights per day to 2 at all residences, with the exception of the one residence to the SE, in order to achieve a 24 hour noise objective of 40 dBA. La Vie will seek to control the maximum number of return flights per day at the SE residence to 12 in order to achieve a 24 hour noise objective of 60 dBA. La Vie will minimise the use of the southern flight path and orientating this flight path to the South West in order to minimise any noise impact at the identified residence | <ul style="list-style-type: none"> Occupation Occupation Occupation |
| 10. Ecology/ Biodiversity | <ul style="list-style-type: none"> Minimise impacts on the native ecology of the subject site and adjacent land. | <p>Sediment Controls</p> <ul style="list-style-type: none"> La Vie will establish appropriate sediment control measures before the commencement of work on the proposal and retained in place until all bare areas have been revegetated. La Vie will prepare an Erosion and Sediment Control Plan for the proposal in accordance with the Blue Book. | <ul style="list-style-type: none"> Prior to construction of each stage |

| Item | Objective | Commitment | Timing |
|-------------------------|---|--|--|
| | | Drainage Management <ul style="list-style-type: none"> La Vie will incorporate the principles of Water Sensitive Design into the proposal. | <ul style="list-style-type: none"> Prior to development consent of each stage |
| | | Landscaping <ul style="list-style-type: none"> La Vie will not plant known environmental weeds or known invasive plant species within the subject site | <ul style="list-style-type: none"> Prior to development consent of each stage |
| 11. Landscaping | <ul style="list-style-type: none"> Improve the visual amenity of the development on surrounding community. | <ul style="list-style-type: none"> La Vie will prepare a detailed landscape plan for each precinct prior to construction. | <ul style="list-style-type: none"> Ongoing |
| | | <ul style="list-style-type: none"> La Vie will implement landscaping in Stage 1 as per the Concept Landscape Plan in this EA. | <ul style="list-style-type: none"> Ongoing |
| | | <ul style="list-style-type: none"> La Vie will manage the landscaping on site to ensure continued amenity of the users. | <ul style="list-style-type: none"> Occupation |
| 12. Aboriginal Heritage | <ul style="list-style-type: none"> Ensure the development has no significant impacts on Aboriginal heritage. | <ul style="list-style-type: none"> La Vie will notify the Illawarra Local Aboriginal Land Council to have a representative on site during the initial scraping of topsoil across the rise (area of archaeological sensitivity) to observe if any cultural material is exposed. | <ul style="list-style-type: none"> Construction |
| | | <ul style="list-style-type: none"> La Vie will notify DECC, a qualified archaeologist and Aboriginal stakeholders if any Aboriginal objects and places are discovered on the site during excavation and construction. La Vie will cease all works in the vicinity of the find. | <ul style="list-style-type: none"> Construction |
| | | <p>In the case skeletal remains, La Vie will implement the following process:</p> <ul style="list-style-type: none"> The find will be reported to police and state coroner La Vie Developments Pty. Ltd. and Cardno Forbes Rigby will be notified of the find Aboriginal stakeholders will be notified of the find NSW DECC will be notified of the find If the skeletal remains are of Aboriginal ancestral origin an appropriate management strategy will be developed in consultation with the Aboriginal stakeholders The find will be recorded in accordance with the National Parks and Wildlife Act 1974 (NSW) and the NSW NPWS Aboriginal Cultural Heritage Standards and Guidelines Kit | <ul style="list-style-type: none"> Construction /Ongoing |

9 Conclusion

This Environmental Assessment has assessed the proposed IIHP development against its potential environmental, social and economic impacts. The particular issues relevant to the IIHP site in Penrose were identified in the Director Generals Requirements and through the community and stakeholder consultation undertaken by La Vie and the project team.

The key environmental issues have been demonstrated to be resolvable. Specialist reports indicated that any remaining issues could be addressed via the proposed mitigation measures and that the site is therefore suitable for the proposed IIHP.

The IIHP development has also been shown to be of potential economic and social benefit to the Penrose area and the wider Illawarra region. IIHP will provide opportunities for employment and will have the ability to attract future specialist medical activities into the area. In addition, as the IIHP will be working in cooperation with TAFE Illawarra it is also expected to have a positive impact on the future education for medical students.

The social benefits of the IIHP are evident in capital investment value, the provision of jobs and a service that is acutely lacking in the community. It will modernise the West Dapto area and provide the injection of investment essential to realise the WDRA program.

References

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