

Environmental Planning and Assessment Act 1979

Determination of the Illawarra International Health Precinct Concept Plan

Major Project No. 08_0156

I, the Minister for Planning, under the *Environmental Planning and Assessment Act 1979* (the Act) determine:

- pursuant to section 75O of the Act to grant concept plan approval to the proposal (as described in Schedule 1 and Part A of Schedule 2), subject to the modifications set out in Part B of Schedule 2;
- pursuant to section 75P(1)(b) of the Act, the project or any particular stage of the project with a capital investment value of less than \$15 million is to be subject to the provisions of Part 4 of the Act;
- all future applications (under Part 3A and Part 4 of the Act) are subject to further environmental assessment requirements (as specified in Schedule 3 of this approval) in accordance with sections 75P(1)(a) and 75P(2)(c) of the Act; and
- pursuant to section 75P(1)(c) that no further environmental assessment is required for Stage 1 of the project.



Tony Kelly MLC
Minister for Planning

Sydney,

3 1 JAN 2010

2010

Schedule 1

Part A – Table

Application made by:	La Vie Developments Pty Ltd
Approval Authority:	Minister for Planning
Major Project Number:	08_0156
On land comprising:	22 Avondale Road, Penrose (Lot 4 DP 258024 and Lot 22 DP 6077550)
Local Government Area:	Wollongong
For the carrying out of:	Development of the Illawarra Health Precinct: • a SurgiCentre; • a radiology and pathology service; • a hospital and medical centre; • an obstetrics unit; • a hospital with a helipad • a retail shopping plaza; • a laundry and maintenance building; • staff and student accommodation; • an education facility; • an aged and disability centre; • seniors accommodation; and • associated infrastructure.
Capital Investment Value:	\$315.7 million
Type of Development:	Concept Plan Approval under Part 3A of the EP&A Act
Limits on Approval	This approval does not allow any components of the concept plan to be carried out without further approval or consent being obtained.
Date approval is liable to lapse:	5 years from the date of this approval unless the building works associated any subsequent applications have physically commenced.

Part B – Definitions

In this approval the following definitions apply:

BCA	Building Code of Australia
Construction	Any works including earth and building works
Council	Wollongong City Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECCW	Department of Environment, Climate Change and Water
Department	Department of Planning
Director-General	Director-General of the Department of Planning, or nominee
EA	Environmental Assessment titled <i>Illawarra International Health Precinct, Huntley</i> , compiled by La Vie Developments Pty Ltd, dated 11 June 2009 and the response to submissions titled <i>Preferred Project Report</i> , compiled by La Vie Developments Pty Ltd, dated 12 October 2009 and the additional information titled <i>Illawarra International Health Precinct Staged Traffic Impact Assessment Final Report</i> , prepared by Cardno EppellOlsen dated 25 November 2009.

EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	The period from 6pm to 10pm
Minister	Minister for Planning, or nominee
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Project	The development as described in the Concept Plan
Proponent	La Vie Developments Pty Ltd, or anyone else entitled to act on this Approval
Response to Submissions	The Proponent's response to issues raised in submissions titled <i>Preferred Project Report</i> , compiled by La Vie Developments Pty Ltd, dated 12 October 2009
RTA	Roads and Traffic Authority
Site	Lot 4 DP 258024 and Lot 22 DP 6077550
Stage 1	Stage 1 of the project being a SurgiCentre, with 2 storeys of basement parking and associated infrastructure as described in the EA
Statement of Commitments	The Proponent's commitments in Appendix 2.

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Schedule 2

Part A – Terms of Approval

A1. Approval for a Health Precinct

Except as modified by this approval; concept approval is granted for a health precinct with a maximum gross floor area of 109,000m², including but not limited to:

- (a) a SurgiCentre;
- (b) a radiology and pathology service;
- (c) a hospital and medical centre;
- (d) an obstetrics unit;
- (e) a hospital with a helipad;
- (f) a retail shopping plaza;
- (g) a laundry and maintenance building;
- (h) staff and student accommodation;
- (i) an education facility;
- (j) an aged and disability centre; and
- (k) seniors accommodation.

A2. Approved Plans and Documentation

The development shall be generally in accordance with the following plans and documentation:

- (a) EA;
- (b) response to submissions;
- (c) plan SK 001 PL issue 8 dated 13/10/2009 (see Appendix 1);
- (d) statement of commitments (Appendix 2); and
- (e) the modifications contained within this approval.

A3. Inconsistency between plans and documentation

If there is any inconsistency between the plans and documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However the modifications of this Concept Plan approval prevail to the extent of any inconsistency.

Part B – Modifications to the Concept Plan

B1. Local Road Upgrades

The Proponent shall revise the local road upgrade plans and implement the approved plans, to the satisfaction of the Director-General. The plans must:

- (a) be prepared in consultation with Council, and approved by the Local Advisory Traffic Committee, prior to the issue of any Construction Certificates for stage 1 – the SurgiCentre;
- (b) be designed in accordance with the relevant Australian Standards;
- (c) determine the local road upgrade, access and infrastructure requirements (for Avondale and Huntley Roads) to be required at each stage, and for the upgrades required at stage 1, provide detailed road design, streetscape, footpath, kerb and gutter, drainage and street lighting plans;
- (d) provide final road design plans, for the final road design to be achieved at the final stage of the development, or sooner if required;
- (e) provide an indicative staging plan for the additional road upgrades likely to be required at subsequent stages; and
- (f) describe the interim traffic management measures to be implemented to manage road traffic between each stage of the road upgrades.

B2. Landscaping

The Proponent shall revise the Landscaping Plan for the precinct, to the satisfaction of the Director-General. The Plan must:

- (a) be prepared in consultation with Council, and submitted to the Department prior to the issue of any Construction Certificate for stage 1 – the SurgiCentre;
- (b) use endemic species only, ensuring seed and propagule sources are from local botanical provenance (note that non endemic species can be used for the internal hospital gardens, including the Dementia Garden, Psychotherapy Garden and Community Gardens);
- (c) illustrate how the landscaping would integrate with the design of the buildings; and
- (d) maximise tree planting in surface car parking.

B3. Precinct Development Management Plan

The Proponent shall prepare and implement a Precinct Development Management Plan, describing how undeveloped areas of the precinct would be managed during development of each stage, to the satisfaction of the Director-General. The plan must:

- (a) be prepared in consultation with Council and submitted to the Department prior to the issue of any Construction Certificate for stage 1 – the SurgiCentre;
- (b) outline how the precinct would be managed at each stage of the concept plan, providing plans for:
 - earthworks, including cut and fill;
 - sediment, erosion and drainage controls;
 - access and local infrastructure upgrade works including, roads, street lighting, pedestrian/cycleway and drainage (such as gutters);
 - services - including water, electricity, sewer and water; and
- (c) provide for the ongoing monitoring and maintenance of any interim controls, such as sediment and erosion controls, between development stages.

B4. Aboriginal Cultural Heritage Management Plan

The Proponent must prepare and implement an Aboriginal Cultural Heritage Management Plan to the satisfaction of the Director-General. The plan must be submitted prior to the commencement of construction of stage 1 – the SurgiCentre and describe the procedures to be implemented:

- (a) to ensure appropriate Aboriginal groups are given the opportunity to be present on site during any earthworks; and
- (b) should artefacts or human remains be uncovered on site.

B5. Geotechnical Investigations

The Proponent must confirm groundwater levels, or complete rock drilling to a level below the deepest excavation level to confirm whether the proposal is likely to intercept groundwater.

B6. Access

Access to Stage 8B is from Goolagong St only.

Schedule 3

Part A – Future Environmental Assessment Requirements

A1. Environmental Assessment Requirements for future applications

The following environmental assessment requirements apply to any subsequent applications made under Part 3A or Part 4 of the Act. Each application must:

- (a) include a detailed description of the layout and design of the proposed development;

- (b) demonstrate that the layout and design is generally consistent with the modified Illawarra Health Precinct Concept Plan;
- (c) demonstrate the proposal incorporates the principles of the Crime Prevention Through Environmental Design Guidelines and the NSW Police Service "Safer by Design" Guidelines, or their latest versions, in consultation with the NSW Police;
- (d) local and regional infrastructure contributions:
 - identify the local and regional infrastructure contribution plans that apply to the site;
 - identify the applicable contributions to be paid (including those contributions required in the Wollongong Section 94A Development Contributions Plan, or its latest version);
 - demonstrate satisfactory arrangements for local and regional infrastructure would be provided; and
 - address arrangements for any necessary land acquisition required for local road upgrades;
- (e) consider the building design including:
 - built form - including bulk, height, scale, massing, floor space ratio, form, setbacks, siting and layout;
 - articulation, materials, finishes and colours;
 - amenity impacts on neighbouring properties, including visual impact, privacy, solar access and wind, views and adequate separation between buildings;
 - an assessment of compliance with the Building Code of Australia;
 - water and energy requirements and opportunities for incorporating efficiency measures; and
 - demonstration that the buildings would achieve a minimum 5 star rating under the Green Building Council of Australia Healthcare rating tool, or its successor;
- (f) provide a detailed infrastructure plan for the provision of the following:
 - water supply, sewer, gas, electricity, telecommunications services;
 - fire-fighting services, including the location and design of fire access roads;
 - external lighting;
 - stormwater management, including the provision of rainwater harvesting infrastructure;
 - parking and access, including bicycle facilities;
- (g) include a program to manage and monitor stormwater controls and stormwater quantity and quality;
- (h) include a detailed landscape plan using predominantly endemic species and details of the areas to be landscaped, including the location and species for all plantings.
- (i) describe the measures that would be implemented to:
 - monitor and maintain the infrastructure and landscaping on site over time;
 - minimise energy and water use on site;
 - avoid, minimise, reuse and recycle waste;
- (j) include a noise assessment of the proposed development in accordance with the NSW *Industrial Noise Policy* including:
 - a construction noise management plan;
 - demonstration that the operational noise generated by the proposed development and any other development on the project site would not exceed the noise criteria detailed in Table 1; and
 - demonstration that the traffic noise generated by the proposed development and any other development on site would not exceed the noise criteria in the DECCW's *Environmental Criteria for Road Traffic Noise*; and

- for stage 5 - include a detailed noise assessment of the potential impacts of the helipad and associated air traffic, this assessment must include consideration of impacts on residential receivers and describe how any impacts would be minimised and managed to prevent exceedance of the relevant noise limits and sleep disturbance criteria;
- (k) include a traffic assessment of the proposed development prepared in accordance with the RTA's Guide to Traffic Generating Developments including:
- an assessment of the number of vehicles to be generated by the proposed development;
 - identification of transport routes to be utilised by traffic generated by the proposed development;
 - demonstration that traffic generated by the proposed development and any other development on site could be safely accommodated by the road network;
 - details of the road upgrades to be undertaken by the Proponent, including the timing for the provision of these upgrades; and
 - a sustainable travel plan including measures to increase non car travel, such as cycling and public transport;
- (l) include an assessment of the likely greenhouse gas emissions to be generated by the project;
- (m) demonstrate that the radiation generated by the proposed development and any other sources on site would not exceed the radiation exposure limits detailed in Table 2;
- (n) demonstrate that construction of structures that may be impacted by groundwater include a waterproof retention system with adequate provision for watertable fluctuations (permanent or semipermanent pumping of groundwater to protect the buildings is not permitted);
- (o) demonstrate that the proposed development and any other development on site would not cause or permit the emission of offensive odours from the site as defined under section 129 of the POEO Act;
- (p) a hazard assessment (if applicable) in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33) and Applying SEPP 33 (DUAP, 1994);
- (q) for stage 5 – include a detailed assessment of the nuclear medicine unit, describing how radioactive material would be managed, prepared in consultation with DECCW; and
- (r) include a construction management plan, containing a:
- noise, vibration and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines;
 - traffic management plan; and
 - waste management plan.

Table 1: Precinct Noise Limits (dB(A))

Location	Day		Evening		Night		
	L _{Aeq} (period)	L _{Aeq} (15 minute)	L _{Aeq} (period)	L _{Aeq} (15 minute)	L _{Aeq} (period)	L _{Aeq} (15 minute)	L _{A1} (1 minute)
Residences on Turnbull Crescent, Goolagong Street and Huntley Road	50	45	45	40	40	35	45

Note: Noise generated by the precinct is to be measured in accordance with the relevant requirements of the NSW Industrial Noise Policy.

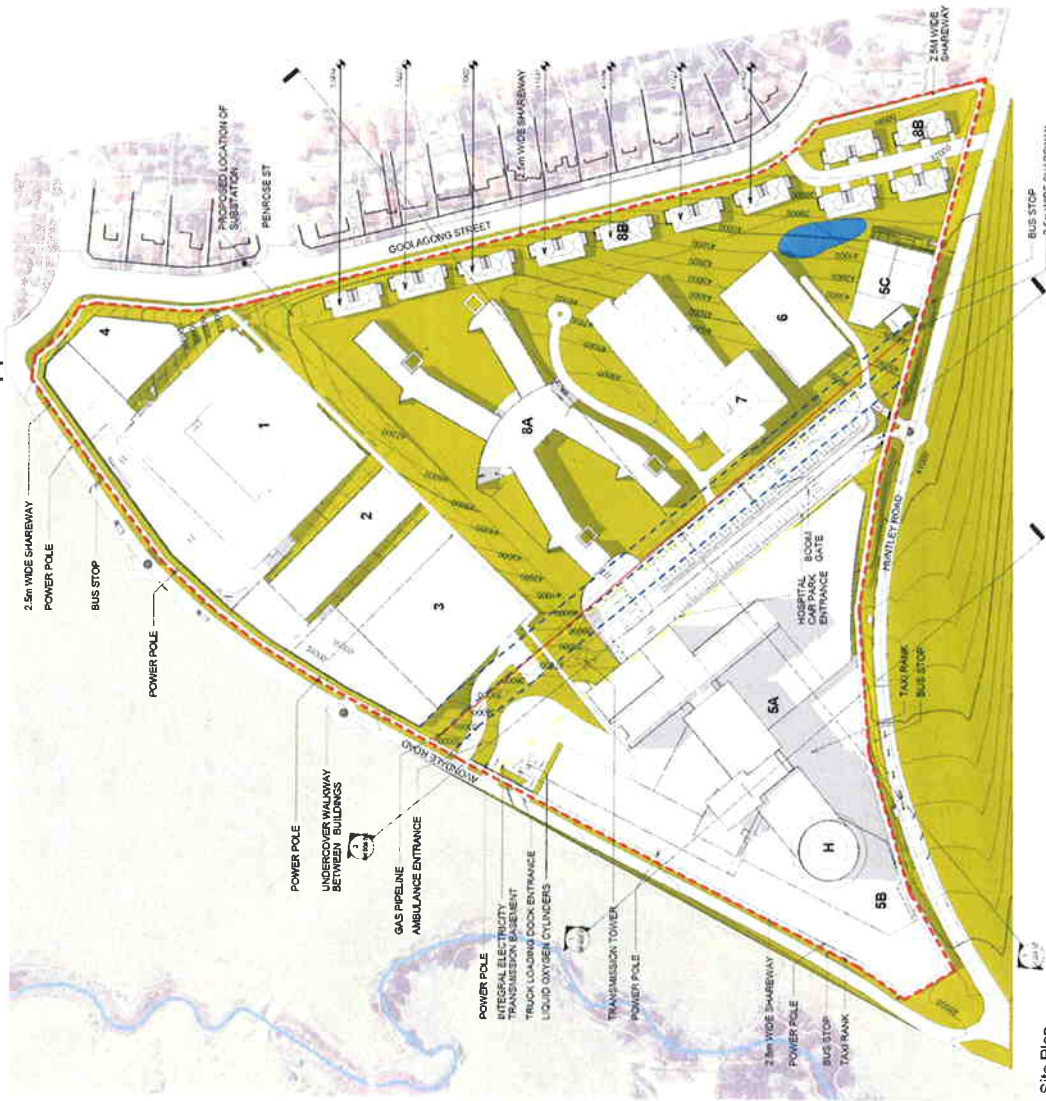
Table 2: Radiation Exposure Limits

	Exposure Limit
Any member of the public	1 mSv of radiation a year
Any occupationally exposed person	20 mSv of radiation a year

Advisory Note

Notwithstanding item 13 in the Statement of Commitments, all future applications are to be assessed against the Wollongong Section 94A Development Contributions Plan.

Appendix 1



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|----|---|--|
| 1 | ILLAWARRA INTERNATIONAL
SPECIALIST AND SURGICENTRE
INCLUDING 10 OVERNIGHT BEDS,
4 ICU BEDS AND 5 HIGH DEPENDENCY BEDS,
INCLUDING AUGMENTATION OF SERVICES TO SITE | 2 1/2 STOREYS |
| 2 | PATHOLOGY & RADIOLOGY UNITS | 2 1/2 STOREYS |
| 3 | 21-AGE MEDICAL CENTRE
DEDICATED TRAUMA THEATRES,
PHARMACY & CASUALTY
WITH 10 OVERNIGHT BEDS | 2 1/2 STOREYS |
| 4 | STAND-ALONE OBSTETRIC UNIT
WITH 20 OVERNIGHT ONE-BED SUITES
DEDICATED CAESAREAN SECTION THEATRE | 2 1/2 STOREYS |
| 5A | ILLAWARRA INTERNATIONAL HOSPITAL
WITH 333 OVERNIGHT BEDS | 8 STOREYS |
| 5B | RETAIL SHOPPING PLAZA | 2 STOREYS |
| 5C | LAUNDRY & DRY CLEANERS
MAINTENANCE WORKSHOP | 2 STOREYS |
| 6 | NURSES' RESIDENT MEDICAL OFFICERS
& MEDICAL STUDENT ACCOMMODATION
INTEGRAL WITH THE TERTIARY REFERRAL
HOSPITAL EDUCATIONAL PROGRAMME | 2 STOREYS |
| 7 | EDUCATION FACILITY
WITH ASSOCIATED ACCOMMODATION
FOR PATIENTS' RELATIVES & OUTPATIENT
WAITING AREA UNDERGOING
EXTENDED THERAPIES | 2 STOREYS
EASTERN END
5 STOREYS
WESTERN END |
| 8A | ILLAWARRA INTERNATIONAL
AGED & DISABILITY CENTRE
WITH 230 BEDS
MAINLY HIGH CARE | 2 STOREYS
EASTERN END
3 STOREYS
WESTERN END |
| 8B | ACCOMMODATION FOR SENIORS | 2 STOREYS |

NOTE:

- A MINIMUM OF 3' SETBACK HAS BEEN PROVIDED TO ALL BUILDINGS WITH THE EXCEPTION OF THE RETAIL COMPONENT LOCATED AT THE AVONDALE ROAD AND HUNTLEY ROAD INTERSECTION.
- 2-AM SHAREWAY FOR PEDESTRIAN & CYCLEWAY HAS BEEN PROVIDED TO PERIMETER OF SITE.
- MOTORCYCLE BICYCLE & DISABLED PARKING TO BE DISTRIBUTED THROUGHOUT SITE
- CARPOOLING TO BE DESIGNED IN ACCORDANCE WITH AS 2898.1
- CAR PARKING AT RICHMOND AVONDALE ROAD SHORT TERM FOR SHOPPING CENTRE - 40 SPACES.

[illegible]

Appendix 2

Item	Objective	Commitment	Timing
1. Scope of Development	Ensure the proposed development is consistent with the submitted documents.	- La Vie commits to construct Stage 1 of the development in accordance with this Environmental Assessment report.	Ongoing.
2. Staging	Ensure the project is delivered as proposed.	- La Vie will construct the propose development in accordance with the indicative Staging Plan submitted with the EA, or as otherwise approved by DoP or relevant consent authority.	All stages of the development.
3. Future Approvals	Future approvals for individual project applications.	- La Vie will seek the relevant future approvals for all aspects and stages of the development as directed by DoP.	After Concept Approval and Project Approval Stage 1.
4. Management and Operational Structure	Ensure only students/staff live on site. Enforcement of the management structure. Ongoing relationship with TAFE,	- The site will be operated under the banner of Illawarra International Health Precinct, including but not limited to: Illawarra International Specialist and Surgicentre Illawarra International Hospital Illawarra International Aged and Disability Centre Douglass Hanly Moir Pathology in accordance with our Business Plan P104 and Table 29. - La Vie will ensure all accommodation is leased only to IHHP staff, visitors, students, tenants, doctors and patients. - La Vie will ensure that operation of IHHP is consistent with the submitted Business Plan. - La Vie has entered into an MoU with both TAFE (Illawarra Institute of Education) to ensure the delivery of their services within IHHP.	Ongoing.
5. Investment Certainty	Financial business plan for development.	- La Vie will continue to progress this development in accordance with the business plan described in this EA.	Ongoing.
6. Utility Services	Ensure provision of vital services.	- 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.	Prior to Construction Certificate of Stage 1

7. Traffic & Transport	To support a mode share of 25% to public transport for journey to work trips at full development	- La Vie will liaise with bus companies to provide new bus stops adjacent to the IIHP site, including: - 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. 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. - La Vie will continue to liaise with RailCorp to discuss the feasibility of constructing the railway station at Huntley.	7. Traffic & Transport
To provide adequate facilities to encourage active transport (walking and cycling).	Internal Infrastructure - La Vie will provide cycle and pedestrian pathways within the subject site. - La Vie will design the development in accordance with Australian Standard AS1428.4:2002 Design for Access and Mobility - 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/hr 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 permitted on footpaths; unless it is a share way. - La Vie will use the <i>AUSTROADS 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 entry points to the IIHP site and at critical decision points throughout the site.		

	To provide adequate facilities to encourage active transport (walking and cycling).	External Infrastructure - La Vie will fund and construct a 2.5 metre share way on Huntley Road, Avondale Road and Goolagong Street where they border the site; - La Vie will plant trees at 10 metre centres around this path; - La Vie will fund and construct kerb and guttering on the side of the road adjoining it's properties. - La Vie will provide street lighting on the side of the road adjoining it's properties. - La Vie will provide it's share of the cost to construct traffic lights at the corner of Huntley Road and the Princes Highway, at the practical completion of Stage 3 and not later than practical completion of Stage 5; - La Vie will develop the roads that directly interface it's site, but will not be responsible for the opposite side of the road; - La Vie will provide an overhead pedestrian crossing at the Hospital Proper entrance Stage 5 when the land to the South of the site is developed, in order maintain connectivity this is conditional on La Vie being granted the air space and advertising rights of this overhead pedestrian crossing and Council acquisition of the land to construct it's south footings.	The relevant area in front of each stage at practical completion of each stage.
	To promote sustainable transport for the users of the future development	- 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 Victoria 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.	Ongoing.

8. Geotechnical	To ensure the development is 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	- 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: - Seepage rates from any excavate 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 clearly displaying that proposed site works designs comply with requirements.	Prior to construction certificate of all stages
9. Noise	To minimise the potential noise impacts on the adjoining residents	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 40dBA. 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 slight path and orientating this flight path to the South West in order to minimise any noise impact at the identified residence.	Occupation
10. Ecology	Minimise impacts on the native ecology of the subject site and adjacent land	Sediment Controls - 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.	Prior to construction of each stage

		Drainage Management - La Vie will incorporate the principles of Water Sensitive Design into the proposal.	Prior to development consent of each stage
		Landscaping - La Vie will not plant known environmental weeds or known invasive plant species within the subject site.	Ongoing
11. Landscaping	Improve the visual amenity of the development on surrounding community.	La Vie will prepare a detailed landscape plan for each precinct prior to construction.	Ongoing
		La Vie will implement landscaping in Stage 1 as per the Concept Landscape Plan in this EA.	Ongoing
		La Vie will manage the landscaping on site to ensure continued amenity of the users.	Occupation
12. Aboriginal Heritage	Ensure the development has no significant impacts on Aboriginal heritage	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.	Construction
		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.	Construction
		La Vie will cease all works in the vicinity of the find.	Construction
		In the case of skeletal remains, La Vie will implement the following process: - 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	Construction/On going
13. Developer Contribution	Formalise commitments from public agencies and La Vie	La Vie has accepted Wollongong Council's revised S.94A Contributions Plan of 041109 allowing for exemptions of Private Hospital. "Councils position is that all hospital/medical related components of the proposal may be exempt from the levy, however, retail/commercial/residential components of the development should be subject to the levy." La Vie has accepted that there are no contributions for Stages 1 and 2 and that the levy will be applied to subsequent stages "lettable floor space only" as to retail/commercial/residential.	Ongoing at construction certificate of stages

