

DEPARTMENT OF PLANNING

Development Assessment

SUBJECT: ILLAWARRA INTERNATIONAL HEALTH PRECINCT - AMENDMENT TO STAGE 1 CONDITIONS (MP08_0156 MOD1-STAGE 1)

PURPOSE

To determine a modification request for the Illawarra International Health Precinct - Amendment to Stage 1 Conditions.

BACKGROUND

On 31 January 2010, a Concept Plan was approved by the Minister for Planning for a private health precinct on 10.5 hectares of land in Penrose, West Dapto in the Wollongong Local Government Area. Approval was also granted for Stage 1 – the specialist surgical centre (the SurgiCentre).

The precinct site is a triangular parcel of land adjacent to the residential suburb of Penrose. The precinct is to be developed in 8 stages over approximately 15 years, with a specialist surgical centre, radiology and pathology, hospital, accommodation, education and aged care facilities.

La Vie Developments Pty Ltd is the Proponent.

PROPOSED MODIFICATION

On 20 July 2010, the Proponent submitted a request for a modification to the Stage 1 approval under 75W of the *Environmental Planning & Assessment Act, 1979* (EP&A Act) (MP08_0156 MOD1).

The proposed modification seeks to remove the words "*works as executed and*" from Part D, Condition D1(a).

CONSULTATION

In accordance with section 75X of the EP&A Act and clause 8G of the EP&A Regulation, the modification request was made available on the Department's website. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means. No public submissions were received on the modification request.

The request was not referred to any public authorities.

DELEGATED AUTHORITY

On 25 January 2010, the Minister delegated his powers and functions under section 75W of the EP&A Act to Directors in the Major Projects Assessment Division in cases where there are less than 10 public submissions (not including submissions from public authorities) in the nature of objections in respect of the modification request. As no public submissions were received, the A/Director may determine the modification request under delegated authority.

KEY ISSUES

Condition E8 of the Stage 1 Approval stipulates that the Proponent must submit work as executed plans to the Department prior to the issue of any occupation certificate.

Therefore the removal of the requirement for work as executed plans to be submitted prior to the issue of the subdivision certificate is not deemed to present any issues.

RECOMMENDATION

It is RECOMMENDED that the Director:

- note the information provided in this briefing;
- approve the modification request, subject to conditions; and
- sign the attached modifying instrument (Tag A).

Prepared by:

T. Philp 5/8/10

Toby Philp
A/Team Leader
Government Lands and Social Projects

Approved by:

D. Cavallo

Daniel Cavallo 5/8/10
A/Director
Government Lands and Social Projects