

17 August 2010

Mr Sam Haddad  
Director-General  
NSW Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Haddad,

**Life City Wollongong (Australia)**  
**Hi-Tech Holistic Cancer and Medical Hospital Facility**  
**DELBEST PTY LTD**

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This letter accompanies a Part 3A Application for a Hi-tech Holistic Inpatient Hospital Facility.

The proposal is named 'Life City Wollongong' - a Hi-tech Holistic Inpatient Hospital Facility providing cancer treatments, medical services and other ancillary services and uses - located at Berkeley, Wollongong, NSW, in the Illawarra Region.

This Hi-Tech Holistic Hospital Facility will serve as a centre of excellence. It will incorporate the best practices of modern medicine with a holistic approach to patient treatment and care - resulting in better outcomes for cancer patients.

This concept was envisioned by the prominent physician, Professor Chris O'Brien AM (who, unfortunately, is now deceased). Professor O'Brien worked at the Royal Prince Alfred Hospital, Sydney and proposed the creation of a 'LIFEHOUSE' - a cancer hospital with a holistic approach to medicine and patient care. This concept is a unique model that is held in the highest regard by the owner of the site - a fellow doctor who has the vision and drive to provide this high level of service in the proposed 'Life City Wollongong'.

This facility will be a tertiary level Cancer hospital. It will also provide additional medical facilities such as Cardiology, Respiratory, Gastroenterology, Neurology and Endocrinology. Rehabilitation services will be incorporated as will Psychiatric and Mental Health Services. A dedicated healthcare department will work in conjunction with these modalities to provide holistic care - to compliment wellness and contribute towards better health outcomes for the community.

The proposal will be Australia's largest Integrated Holistic Hi-Tech Medical Healthcare Facility with a unique and an innovative approach to treating cancer inpatients. It will also provide comfortable facilities for the carers during a patient's treatment.

Life City Wollongong will create new opportunities for direct and indirect employment, Education & Training, Research & Development in the Illawarra region.

This facility will also provide environmentally friendly health care facilities to local, national, and the international community.

### **The Application**

Boss Design, **aberline**+associates and Kevin Mills and Associates, together with a range of other consultants have been commissioned to prepare and lodge a Part 3A Application- including a Preliminary Environmental Assessment and Concept Plan with the NSW Department of Planning for the purposes of obtaining:

- a Clause 6 opinion that the project can be assessed under Part 3A of the *Environmental Planning and Assessment Act 1979*;
- the Director General's Requirements for a Holistic Health City at Berkeley in the Wollongong Local Government Area; and
- the authorisation of the Concept Plan to set the assessment framework for subsequent detailed project applications.

The attached Part 3A Application includes a Preliminary Environmental Assessment, a Concept Plan and a Political Donation Disclosure Statement.

The subject proposal is essentially health and public service facilities with ancillary uses including some educational and residential uses - being both seniors housing and other accommodation relating to the other health facilities.

Schedule 1 in Group 7 Health and public service facilities sets out the thresholds for the project. The proposal satisfies the definition of 'Hospitals' in the above schedule and has a total capital investment value of more than \$275 million - including the proposed 350 bed hospital.

The schedule also includes Educational facilities with a capital investment value of more than \$30 million. The educational portion of the proposal also satisfies the definition of 'Educational facilities' in the above schedule and has a total capital investment value of more than \$30 million including the proposed school.

The Minister for Planning is consequently the consent authority for the development and this Preliminary Environmental Assessment is therefore seeking a Clause 6 declaration - that the application can be considered under Part 3A of the *Environmental Planning and Assessment Act 1979*, the Director General's Requirements for a full environmental assessment and the authorisation of the Concept Plan.

### **Site description**

The subject site is located in southern Wollongong at Berkeley, within the Illawarra Region of New South Wales. The subject site is adjacent to the F6 southern freeway linking Sydney to Wollongong and to the south coast of New South Wales.

The subject site consists of three allotments with a total area of 16.78 hectares. The principal lot is

Lot 4 DP 258635. A 24 metre wide easement for transmission lines is located on the southwest and southeast boundaries of the site - over Lots 1 & 2 in DP 765444. All three lots comprising the subject site are currently vacant. A new road to provide additional access from Nolan Street to the subject site is located on adjoining Council owned land (Lot 2 DP 860917) that is also vacant.

The site is zoned partly R2 for residential use and partly E3 for environmental management under the recently gazetted Wollongong Local Environmental Plan 2009. The current zoning does not allow the whole of the proposed development and as a consequence, a Part 3A application is proposed.

### **Project Description**

The proposed development will include the following facilities to be provided in eight stages –

- Hi-Tech Holistic Cancer & Medical Hospital Facility,
- Holistic Health Course,
- Day Surgery and Specialist Rooms, Medical Centre, Child Care Centre and Respite Care Centre, Independent Seniors Living,
- Ancillary Serviced Apartments for Attendants of Patients and Patients seeking outpatient services, Accommodation for Doctors, Nurses and Students,
- Educational & Research Library, Lecture Theatre and Auditorium, Research & Development Facility,
- Residential Care Facility and Hostel and the
- Wollongong Healthcare Technical High School.

The total estimated cost of the proposal is \$275 million and will generate 2600 permanent full time equivalent jobs on the subject site. This does not include construction jobs that will be generated during the eight building stages of the project.

A large proportion of the site has been retained for environmental protection and enhancement particularly the skyline when viewed from the Berkeley residential area to the south-east and from Lake Illawarra to the south and an area identified as containing some remanent rainforest species in the flora and fauna assessment will be rehabilitated as part of the proposal.

All infrastructure and buildings are proposed as best practice environmentally sustainable development and will be integrated with the enhanced environmental protection areas and landscape.

### **Preliminary Environmental Assessment – Issues**

Environmental issues identified in the Preliminary Environmental Assessment include –

- **Traffic** – a new road will be required through adjacent Wollongong Council property at Stage 4 of the proposal.
- **Flora and Fauna** - the Flora and Fauna Assessment by Kevin Mills & Associates, Ecological and Environmental Consultants found that only three vegetation communities

occur on the subject land, none of these being natural. The communities include an area of mixed re-growth forest/woodland, an area of wattle forest/woodland and areas of kikuyu grassland.


The assessment found that 'there are no large or old trees anywhere on the site, so the vegetation is regrowth rather than remnant from the original rainforest that once grew across the Berkeley Hills. A recommendation of the Flora and Fauna Assessment is to retain the north-eastern corner of the property as an open space area where rainforest regeneration will be undertaken.

- **Bushfire** - the bush fire prone area of the site is isolated from other bush fire prone areas in the Wollongong Local Government Area and is contained on the subject site. The proposed development will have a significant impact on the bush fire characteristics of the subject site by reducing the risk and improving the access. A bushfire hazard study needs to be completed in conjunction with the detailed Environmental Assessment based on the proposed uses of the site and the provisions of the concept plan.
- **Environmental Management** – the proposal allows the rehabilitation of around 70% of the total site from its current degraded condition. This would not be viable under the existing zoning controls.
- **Services** – a detailed engineering investigation relating to services upgrades that may be required needs to be undertaken with the Environmental Assessment.
- **Visual impact** - The elevation of the site provides a partially green backdrop from a number of points within the Berkeley locality including the shopping centre area and from the Lake Illawarra; however the site is not visually part of the green Illawarra escarpment that is also visible from most parts of the Wollongong urban area including Berkeley. A detailed Visual Analysis should be undertaken with the Environmental Assessment.
- **Noise from the Motorway** - A portion (Catchment 1) of the subject site is impacted by traffic noise from the M6 Freeway on the western edge of the site. The area subject to the traffic noise is mostly zoned residential and the noise impact is one of the primary reasons the residential components proposed in the concept plan have been relocated towards the eastern and southern portions of the subject site. The extent of noise from the F6 is limited by the existing noise walls along the motorway to the northwest and the deep cutting of the motorway near the south western corner of the site. However there is a gap between the southern end of the sound wall and the deep cutting of the motorway that allows traffic noise to impact on portion of the residential zoned area of the site. The concept plan proposes to provide significant setbacks to buildings in this area and relocate the residential portion of the development away from this area (refer Site Analysis). Further noise analysis will be required in the detailed assessment stages of the proposal.
- **Community Consultation** - No specific community consultation has been undertaken in respect to the Preliminary Environmental Assessment or the concept plan at this stage. Nevertheless the Berkeley Community have been made aware of the concept via a number of local and regional news reports and press statements over the last 5-10 years. Community support for the concept of a holistic healthcare development and the

creation of healthcare and related jobs is evident from the response during this time. A more extensive and focussed consultation needs to be undertaken at the next stage.

We are pleased to provide this application for your consideration. If you need any additional information or clarification of any aspect of the proposal, then please ring either Richard Aberline (0425 302 797) or Kerry Bedford (02 9523 5502).

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Richard Aberline', written in a cursive style.

Richard Aberline  
Director,  
**aberline+associates** pty ltd