

30 November 2023

Linda Davis
Director Planning and Environment
Wollongong City Council
51 Burelli Street
Wollongong NSW 2500

Dear Madam

Notification of Activity – Proposed Warrawong Community Health Centre at 89 – 91 Cowper Street, Warrawong

NSW Health Infrastructure (HI) is proposing to redevelop the north-eastern corner of the Port Kembla Hospital site by demolishing some existing buildings and constructing a Community Health Centre for Warrawong. The project scope for the Warrawong Community Health Centre includes:

- Demolition of existing Building D, Building E, and Building H, along with nearby retaining walls, gazebos and pathways.
- Construction of a new building (part single storey and part two storey) with a gross floor area of around 2,000 m², to accommodate a number of community health related services.
- Alterations and additions to carparking and access, including expand the south carpark.
- Ancillary infrastructure and works, including service connections, landscaping, and signage.

This project does not require development consent from Council by way of Section 2.61 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP), however we are required to assess the likely impacts of the proposal in accordance with Part 5 (Division 5.1) of the *Environmental Planning and Assessment Act 1979*.

In accordance with Section 2.10 '*Consultation with councils - development with impacts on council-related infrastructure or services*' and Section 2.62 '*Notification of carrying out certain development without consent*', we are notifying Council of our intention to carry out the activity and ask that you provide any comments on the proposal within 21 days from the date of this letter. These comments will then be considered in our assessment of the proposal.

Consultation with hospital staff, stakeholders and the community will continue as part of the planning and design process.

Construction of the Warrawong Community Health Centre is expected to commence in mid-2024.

For your information, a set of architectural notification plans for the redevelopment is enclosed.

If you wish to comment on the proposal, please provide your feedback to Ben Ferry at hi-info@health.nsw.gov.au or NSW Health Infrastructure, Attention Ben Ferry, Locked Bag 2030, St Leonards NSW 1590.

Yours sincerely,



Ben Ferry, **Senior Project Director**



30 November 2023

Dear Neighbour

Notification of Activity – Proposed Warrawong Community Health Centre at 89 – 91 Cowper Street, Warrawong

NSW Health Infrastructure (HI) is proposing to redevelop the north-eastern corner of the Port Kembla Hospital site by demolishing some existing buildings and constructing a Community Health Centre for the Illawarra community. We are notifying you of the proposed development as per the requirements of Section 2.62 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*. The project scope for the Warrawong Community Health Centre includes:

- Demolition of existing Building D, Building E, and Building H, along with nearby retaining walls, gazebos and pathways.
- Construction of a new building (part single storey and part two storey) with a gross floor area of around 2,000 m², to accommodate a number of community health related services.
- Alterations and additions to carparking and access, including expand the south carpark.
- Ancillary infrastructure and works, including service connections, landscaping, and signage.

While the proposed development does not require development consent from Council, we are required to assess the likely impacts of the proposal in accordance with Part 5 (Division 5.1) of the *Environmental Planning and Assessment Act 1979*.

In accordance with Section 2.62 'Notification of carrying out certain development without consent' of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, we are notifying occupiers of adjoining and adjacent properties of our intention to undertake the works and ask that you provide any comments on the proposal within 21 days from the date of this letter. These comments will then be considered in our assessment of the proposal.

On 12 December 2023, members of the project team will be at Port Kembla Hospital from 10am until 12pm and Warrawong Plaza from 2pm until 4pm answering any questions you may have about the new Centre. Feel free to stop by and meet the team and learn more about the project.

For your information, architectural notification plans showing the location and scope of work are enclosed.

If you wish to comment on the proposal, please provide your feedback to Ben Ferry at hi-info@health.nsw.gov.au or NSW Health Infrastructure, Attention Ben Ferry, Locked Bag 2030, St Leonards NSW 1590.

If you require translation services, please call 131 450 and ask them to call 02 9978 5402.

Yours sincerely,

Ben Ferry

Senior Project Director

Notification Map



Jacob Sickinger

From: Benjamin Ferry (Health Infrastructure) <Benjamin.Ferry@health.nsw.gov.au>
Sent: Tuesday, 23 January 2024 8:47 AM
To: Jacob Sickinger
Cc: Dominic Longo (Health Infrastructure); James Collins; Dean Loughran; Larissa Ozog (Health Infrastructure)
Subject: RE: REF Notification for the Warrawong Community Health Centre

Hi Jacob

I hope you are well.

No feedback was received from any resident.

Kind Regards

Ben

From: Jacob Sickinger <jsickinger@geolink.net.au>
Sent: Wednesday, January 10, 2024 12:36 PM
To: Benjamin Ferry (Health Infrastructure) <Benjamin.Ferry@health.nsw.gov.au>; Larissa Ozog (Health Infrastructure) <Larissa.Ozog@health.nsw.gov.au>
Cc: Dominic Longo (Health Infrastructure) <Dominic.Longo@health.nsw.gov.au>; James Collins <jcollins@savills.com.au>; Dean Loughran <dloughran@savills.com.au>
Subject: RE: REF Notification for the Warrawong Community Health Centre

Hi Ben,

Further to your email below, just confirming there remains no responses from residents?

Regards,

Jacob Sickinger

Senior Environmental Planner - RP+(EIA)

GeoLINK

Quality solutions. Sustainable future.

P 02 6651 7666 | M 0401 198 773

From: Benjamin Ferry (Health Infrastructure) <Benjamin.Ferry@health.nsw.gov.au>
Sent: Wednesday, December 20, 2023 2:28 PM
To: Larissa Ozog (Health Infrastructure) <Larissa.Ozog@health.nsw.gov.au>; Jacob Sickinger <jsickinger@geolink.net.au>
Cc: Dominic Longo (Health Infrastructure) <Dominic.Longo@health.nsw.gov.au>; James Collins <jcollins@savills.com.au>; Dean Loughran <dloughran@savills.com.au>
Subject: FW: REF Notification for the Warrawong Community Health Centre

FYI below.

I have not received any responses from residents.

Kind Regards

Ben

From: Benjamin Ferry (Health Infrastructure)
Sent: Wednesday, December 20, 2023 2:57 PM
To: Pier Panozzo <PPanozzo@wollongong.nsw.gov.au>
Subject: RE: REF Notification for the Warrawong Community Health Centre

Hi Pier

Ok noted- and received with thanks.

Kind Regards

Ben

From: Pier Panozzo <PPanozzo@wollongong.nsw.gov.au>
Sent: Wednesday, December 20, 2023 2:48 PM
To: Benjamin Ferry (Health Infrastructure) <Benjamin.Ferry@health.nsw.gov.au>
Subject: RE: REF Notification for the Warrawong Community Health Centre

Benjamin

We received this for comment on 30/11 and haven't carried out a comprehensive review. However, I have had a high level look at the plans and your Notification of Activity letter dated 30 November 2023 and see no major concerns with the proposal as it relates to the property constraints. Council would request that the Department have regard to the relevant planning controls and the needs of the community in assessing the application.

regards



Pier Panozzo | City Centre + Major Development Manager
Phone +61242277480
Email ppanozzo@wollongong.nsw.gov.au | wollongong.nsw.gov.au



We acknowledge the Traditional Custodians of the land on which our city is built, the Aboriginal people of Dharawal Country.

We recognise and appreciate their deep connection to this land, waters and the greater community.



From: Linda Davis <ldavis@wollongong.nsw.gov.au>
Sent: Wednesday, 20 December 2023 2:15 PM
To: Mark Adamson <madamson@wollongong.nsw.gov.au>; Pier Panozzo <PPanozzo@wollongong.nsw.gov.au>
Subject: FW: REF Notification for the Warrawong Community Health Centre
Importance: High

Hey Mark and Pier

Just confirming we either don't have any feedback, or our feedback is being finalised for submission by COB tomorrow.

Thanks

Linda



Linda Davis | Director Planning + Environment | Future City and Neighbourhoods

Phone +61242278805

Email ldavis@wollongong.nsw.gov.au | wollongong.nsw.gov.au



We acknowledge the Traditional Custodians of the land on which our city is built, the Aboriginal people of Dharawal Country.

We recognise and appreciate their deep connection to this land, waters and the greater community.



From: Benjamin Ferry (Health Infrastructure) <Benjamin.Ferry@health.nsw.gov.au>

Sent: Wednesday, 20 December 2023 1:59 PM

To: Linda Davis <ldavis@wollongong.nsw.gov.au>

Cc: Mark Adamson <madamson@wollongong.nsw.gov.au>; Dominic Longo (Health Infrastructure) <Dominic.Longo@health.nsw.gov.au>

Subject: RE: REF Notification for the Warrawong Community Health Centre

[EXTERNAL EMAIL] This email was sent from outside of Wollongong City Council – be cautious, particularly with links and attachments.

Hi Linda

I hope you are well.

Just reaching out to you in regards to the REF notification letter below.

Our 21 day feedback period concludes tomorrow. Just checking if there will be a response form Wollongong Council?

Either way its ok from our perspective- just wanted to touch base again.

Kind Regards

Benjamin Ferry

Senior Project Director

Health Infrastructure

M 0432 837 540 **E** Benjamin.ferry@health.nsw.gov.au

From: Linda Davis <ldavis@wollongong.nsw.gov.au>

Sent: Wednesday, December 6, 2023 1:20 PM

To: Benjamin Ferry (Health Infrastructure) <Benjamin.Ferry@health.nsw.gov.au>

Cc: Mark Adamson <madamson@wollongong.nsw.gov.au>

Subject: RE: REF Notification for the Warrawong Community Health Centre

Thanks Benjamin

Yes I have passed on to the relevant officers for review

Linda



Linda Davis | Director Planning + Environment | Future City and Neighbourhoods

Phone +61242278805

Email ldavis@wollongong.nsw.gov.au | wollongong.nsw.gov.au



We acknowledge the Traditional Custodians of the land on which our city is built, the Aboriginal people of Dharawal Country.

We recognise and appreciate their deep connection to this land, waters and the greater community.



From: Benjamin Ferry (Health Infrastructure) <Benjamin.Ferry@health.nsw.gov.au>

Sent: Wednesday, 6 December 2023 1:06 PM

To: Linda Davis <ldavis@wollongong.nsw.gov.au>

Subject: RE: REF Notification for the Warrawong Community Health Centre

[EXTERNAL EMAIL] This email was sent from outside of Wollongong City Council – be cautious, particularly with links and attachments.

Hi Linda

I hope you are well.

Just confirming you have received the email below?

Kind Regards

Benjamin Ferry

Senior Project Director

Health Infrastructure

M 0432 837 540 **E** Benjamin.ferry@health.nsw.gov.au

From: Benjamin Ferry (Health Infrastructure)

Sent: Thursday, November 30, 2023 1:02 PM

To: ldavis@wollongong.nsw.gov.au

Cc: council@wollongong.nsw.gov.au; Dominic Longo (Health Infrastructure) <Dominic.Longo@health.nsw.gov.au>; gdoyle@wollongong.nsw.gov.au

Subject: REF Notification for the Warrawong Community Health Centre

Dear Linda,

Please find attached for review by Wollongong City Council, a Notification Letter for proposed development works the new Warrawong Community Health Centre (WCHC), located at the existing Port Kembla Hospital site.

This letter is required to be issued under State Environmental Planning Policy.

All comments should be referred to the following address:

Benjamin Ferry
Project Director, Health Infrastructure
Email: benjamin.ferry@health.nsw.gov.au
Mail: Locked Bag 2030, St Leonards, NSW, 2590

Kind Regards

Benjamin Ferry
Senior Project Director
Health Infrastructure
M 0432 837 540 E Benjamin.ferry@health.nsw.gov.au

www.hinfra.health.nsw.gov.au

1 Reserve Road St Leonards, NSW 2065
Locked Bag 2030, St Leonards NSW 1590

Working days Monday to Friday
As we work flexibly at HI I am emailing at a time that suits me.
I respect your choice of working hours and don't expect a response outside of them.



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

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