

# Concept Approval

## Section 75O of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 14 September 2011, the Planning Assessment Commission of New South Wales (the Commission):

- (a) approve the Concept Plan referred to in Schedule 1, subject to the terms of approval in Schedule 2 and the Proponent's Revised Statement of Commitments in Schedule 4, pursuant to Section 75O of the *Environmental Planning and Assessment Act 1979*;
- (b) pursuant to Section 75P(1)(a) of the *Environmental Planning and Assessment Act 1979*, determine the further environmental assessment requirements for approval to carry out the development as set out in Schedule 3; and
- (c) pursuant to Section 75P(1)(b) determine that the approval of the carrying out of the Life City Project be subject to Part 4 or Part 5 of the *Environmental Planning and Assessment Act 1979* (whatever is applicable).



Jan Murrell  
MEMBER OF THE COMMISSION



Richard Thorp  
MEMBER OF THE COMMISSION



David Furlong  
MEMBER OF THE COMMISSION

Sydney

13 June 2014

### SCHEDULE 1

|                            |   |
|----------------------------|---|
| <b>Application No.:</b>    | <b>MP10_0147</b>  |
| <b>Proponent:</b>          | Delbest Pty Ltd   |
| <b>Approval Authority:</b> | Minister for Planning   |
| <b>Land:</b>               | Lot 4 in DP 258635;<br>Lot 2 in DP 534116; and<br>Lots 2 in DP 249814.  |
| <b>Project:</b>            | High-Tech Holistic Cancer and Medical Hospital Facility, known as Life City, to be constructed over six stages, comprising: medical centre; day surgery; child-care centre; respite centre; medi hostel and medi serviced apartments; high-tech holistic cancer and medical hospital; self-care seniors housing; residential care facility and hostel; holistic health care course; internal roads including an access road from Nolan Street; and landscape works and native plant regeneration. |

## **PART B: NOTES RELATING TO THE DETERMINATION OF MP 10\_0147**

**Responsibility for other approvals/ agreements:** The Proponent is solely responsible for ensuring that all additional approvals and agreements are obtained from other authorities, as relevant.

**Appeals:** The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation, 2000 (as amended).

**Legal notices:** Any advice or notice to the approval authority shall be served on the Secretary.

## PART C: DEFINITIONS

|                          |  |
|--------------------------|--|
| the Act                  | <i>Environmental Planning and Assessment Act, 1979</i>   |
| Council                  | Wollongong City Council  |
| the department           | Planning and Environment   |
| EPA                      | Environment Protection Authority   |
| the Secretary            | Secretary of Planning and Environment (or delegate)  |
| Secretary's Approval     | A written approval from the Secretary (or delegate)  |
| Environmental Assessment | Environmental Assessment Report prepared by TCG Planning, and dated February 2013, including all its Appendices                |
| the Minister             | Minister for Planning  |
| PPR/RtS                  | Preferred Project Report/Response to Submissions prepared by TCG Planning dated 24 October 2013, including all Appendices.     |
| Project                  | Development as described in Project Application  |
| Concept Plan Approval    | Approval granted for a project in accordance with section 75O of <i>the Act</i> .  |
| Proposal                 | Concept Plan application for a High-Tech Holistic Cancer and Medical Hospital Facility   |
| Proponent                | Delbest Pty Ltd  |
| Publicly Available       | Available for inspection by a member of the general public (for example available on an internet site or at a display centre). |
| NSW RMS                  | Roads and Maritime Services Division, Department of Transport or its successor   |
| Site                     | has the same meaning as the land identified in this schedule   |

**End of Schedule 1**

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## SCHEDULE 2

### PART A - TERMS OF APPROVAL

#### **A1 Development description**

Concept plan approval is granted for the project as described below:

Development and operation of the site for a High-Tech Holistic Cancer Treatment Hospital and Ancillary Uses, in six stages (with staging as set out in A5),

#### **A2 Development in Accordance with Plans and Documentation**

The development shall be undertaken generally in accordance with:

- the Environmental Assessment dated 7 February 2013 prepared by TCG Planning, except where amended by the Preferred Project Report dated 24 October 2013 prepared by TCG Planning;
- the revised Statement of Commitments 11 March 2014 prepared by TCG Planning; and
- the following drawings:

| Author, Drawing No./   | Name of Plan   | Date           |
|--|--|----------------|
| Boss Design MA-01/C  | Master plan  | September 2013 |
| Boss Design MA_02  | Master Plan Sections   | September 2013 |
| <b>Stage 1 - Medical Centre</b>  |  |                |
| Boss Design ST1_A_01   | Site Plan: Medical Centre & Day Surgery                                    | September 2013 |
| Boss Design ST1_B_01   | Lower Ground Floor Plan: Medical Centre & Day Surgery                      | September 2013 |
| Boss Design ST1_B_02   | Ground Floor Plan: Medical Centre & Day Surgery                            | September 2013 |
| Boss Design ST1_B_03   | First Floor Plan: Medical Centre & Day Surgery                             | September 2013 |
| Boss Design ST1_B_04   | Roof Plan: Medical Centre & Day Surgery                                    | September 2013 |
| Boss Design ST1_C_01   | Elevations: Medical Centre & Day Surgery                                   | September 2013 |
| <b>Stage 2 - Medi Hostel &amp; Serviced Apartments</b>                     |  |                |
| Boss Design ST2_A_01   | Site Plan: Medi Hostel & Serviced Apartments                               | September 2013 |
| Boss Design ST2_B_01   | Basement Carpark Plan: Medi Hostel & Serviced Apartments                   | September 2013 |
| Boss Design ST2_B_02   | Lower Ground Floor Plan: Medi Hostel & Serviced Apartments                 | September 2013 |
| Boss Design ST2_B_03   | Ground Floor Plan: Medi Hostel & Serviced Apartments                       | September 2013 |
| Boss Design ST2_B_04   | First Floor Plan: Medi Hostel & Serviced Apartments                        | September 2013 |
| Boss Design ST2_B_05   | Second Floor Plan: Medi Hostel & Serviced Apartments                       | September 2013 |
| Boss Design ST2_B_06   | Roof Plan: Medi Hostel & Serviced Apartments                               | September 2013 |
| Boss Design ST2_C_01   | Elevations: Medi Hostel & Serviced Apartments                              | September 2013 |
| <b>Stage 3 - High-Tech Holistic Cancer &amp; Medical Hospital Facility</b> |  |                |
| Boss Design ST3_A_01   | Site Plan: High-Tech Holistic Cancer & Medical Hospital                    | September 2013 |
| Boss Design ST3_B_01   | Lower Ground – 04 (Car Park): High-Tech Holistic Cancer & Medical Hospital | September 2013 |
| Boss Design ST3_B_02   | Lower Ground – 03 (Car Park): High-Tech Holistic Cancer & Medical Hospital | September 2013 |
| Boss Design ST3_B_03   | Lower Ground – 02 Floor Plan: High-Tech Holistic Cancer & Medical Hospital | September 2013 |
| Boss Design ST3_B_04   | Lower Ground – 01 Floor Plan: High-Tech Holistic Cancer & Medical Hospital | September 2013 |
| Boss Design ST3_B_05   | Ground Floor Plan: High-Tech Holistic                                      | September 2013 |

| Author, Drawing No./                        | Name of Plan  | Date           |
|---|---|----------------|
|   | Cancer & Medical Hospital   |                |
| Boss Design ST3_B_06                        | First Floor (Dementia): High-Tech Holistic Cancer & Medical Hospital        | September 2013 |
| Boss Design ST3_B_07                        | Second Floor (Rehabilitation): High-Tech Holistic Cancer & Medical Hospital | September 2013 |
| Boss Design ST3_B_08                        | Third Floor (Medical): High-Tech Holistic Cancer & Medical Hospital         | September 2013 |
| Boss Design ST3_B_09                        | Fourth Floor (Oncology Ward): High-Tech Holistic Cancer & Medical Hospital  | September 2013 |
| Boss Design ST3_B_10                        | Roof Plan (Roof Garden): High-Tech Holistic Cancer & Medical Hospital       | September 2013 |
| Boss Design ST3_C_01                        | Elevations: High-Tech Holistic Cancer & Medical Hospital                    | September 2013 |
| Boss Design ST3_C_02                        | Elevations: High-Tech Holistic Cancer & Medical Hospital                    | September 2013 |
| <b>Stage 4: Self-Care Seniors Housing</b>   |   |                |
| Boss Design ST4_A_01                        | Site Plan: Self-Care Seniors Housing  | September 2013 |
| Boss Design ST4_B_01                        | Lower Ground Floor: Self-Care Seniors Housing                               | September 2013 |
| Boss Design ST4_B_02                        | Ground Floor Plan: Self-Care Seniors Housing                                | September 2013 |
| Boss Design ST4_B_03                        | First Floor Plan: Self-Care Seniors Housing                                 | September 2013 |
| Boss Design ST4_B_04                        | Second Floor Plan: Self-Care Seniors Housing                                | September 2013 |
| Boss Design ST4_B_05                        | Roof Plan: Self-Care Seniors Housing  | September 2013 |
| Boss Design ST4_C_01                        | Elevations: Self-Care Seniors Housing                                       | September 2013 |
| Boss design ST4_C_02                        | Elevations: Self-Care Seniors Housing                                       | September 2013 |
| <b>Stage 5: Residential Care Facility</b>   |   |                |
| Boss Design ST5_A_01                        | Site Plan: Residential Care Facility  | September 2013 |
| Boss Design ST5_B_01                        | Ground Floor Plan: Residential Care Facility                                | September 2013 |
| Boss Design ST5_B_02                        | First Floor Plan: Residential Care Facility                                 | September 2013 |
| Boss Design ST5_B_03                        | Second Floor Plan: Residential Care Facility                                | September 2013 |
| Boss Design ST5_B_04                        | Third Floor Plan: Residential Care Facility                                 | September 2013 |
| Boss Design ST5_B_05                        | Roof Plan: Residential Care Facility  | September 2013 |
| Boss Design ST5_C_01                        | Elevations: Residential Care Facility                                       | September 2013 |
| Boss Design ST5_C_02                        | Elevations: Residential Care Facility                                       | September 2013 |
| <b>Stage 6: Holistic Health Care Course</b> |   |                |
| Boss Design ST6_A_01                        | Site Plan: Holistic Health Care Course                                      | September 2013 |

except for as modified by the following pursuant to Section 75O(4) of the Act.

### **A3 Inconsistencies between Documentation**

In the event of any inconsistency between modifications of the Concept Plan approval identified in this approval and the drawings/documents including the Statement of Commitments referred to above, the modifications of the Concept Plan shall prevail.

### **A4 Lapsing of Approval**

Approval of the Concept Plan shall lapse 5 years after the determination date shown on this Instrument of Approval, unless a Development Application is submitted to Council for approval to carry out all or part of the project the subject of this Concept Plan Approval.

### **A5 Staging**

The staging of the project and the components of the staged development shall be generally in accordance with the following:

#### **Stage 1**

- A medical centre, day surgery, respite care centre and specialist rooms;

NSW Government

Planning and Environment

- A child care centre for 70 children; and
- Parking for 162 cars.

#### *Stage 2*

- 'Medi' Hostel and Serviced Apartments providing ancillary on site accommodation for patients, visitors of patients, nurses, medical students and resident medical officers totalling 24 hostel rooms and 18 apartments;
- Parking for 56 cars; and
- Construction of the proposed Nolan Street access road.

#### *Stage 3*

- A 320 bed hi-tech, tertiary teaching, referral, inpatient holistic cancer and medical hospital facility; and
- Parking for 260 cars and six ambulances.

#### *Stage 4*

- Independent senior's living accommodation in the form of 60 x one, two and three bedroom apartments; and
- Parking for 60 cars.

#### *Stage 5*

- A residential aged care facility and hostel with 139 beds to cater for dementia care, high care and low care; and
- Parking for 23 cars.

#### *Stage 6*

- A holistic health course suitable for a range of healing therapies (yoga etc.); and
- Parking for 19 cars.

## **PART B - MODIFICATIONS**

### ***B1 Earthworks***

Bulk earthworks are to be generally undertaken only in stages in conjunction with the development applications for each stage of the proposed development, however any earthworks required for site infrastructure, road works, drainage **or** the like, may be carried out (with consent) in advance of a particular stage, if the relevant areas are subsequently stabilised and grassed or landscaped so that no major areas of earth and soil are left exposed.

### ***B2 Landscape Plan***

A landscape plan shall be prepared for that area of the site to be developed, with the exception of the 9 hectare area in the north-eastern portion of the site which is to be subject to a Vegetation Management Plan as required by Future Assessment Requirement 8 in Schedule 3 of this approval. The landscape plan shall include details of the landscaping and maintenance regime of the site relevant to each stage of the proposed development.

**End of Schedule 2**

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## **SCHEDULE 3**

### **FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS**

Relevant details of the following requirements are to be submitted to the satisfaction of the relevant consent authority with future applications.

#### **1 Access road from Nolan Street**

Prior to determination of the first development application for Stage 2, documentation is to be provided to the relevant consent authority which demonstrates that Council owned land, known as Lot 21 DP 1008877 and Lot 2 DP 860917 has been reclassified from community to operational land and that all relevant approvals have been obtained from Wollongong City Council to permit the construction of the Nolan Street access road.

#### **2 Construction Environmental Management Plan**

The first future application for Stage 1 shall be accompanied by a detailed Construction Environmental Management Plan (CEMP). The CEMP must include but not necessarily be limited to the identification of any construction activities that may have potential environmental impacts of the adjoining residential development as well as appropriate mitigation, monitoring and reporting requirements.

The CEMP must contain as a sub plan a detailed Construction Noise and Vibration Management Plan (CNVMP). In preparing the CNVMP particular attention should be given to identifying any highly significant noise emitting activities that may be undertaken at the site including rock breaking, jack hammering, crushing, pile driving and blasting. The CNVMP should also detail appropriate management strategies, monitoring programs and mitigation measures to ensure that noise generated from the proposed works is minimised as far as practical and achieves the desired noise criteria identified in the noise assessment prepared by Acoustic Logic Consultancy Pty Ltd, dated 1 November 2012. The CNVMP shall ensure that the construction noise impacts of the proposed development are assessed at each staged and managed in accordance with the Environment Protection Authority's Interim Construction Noise Guidelines. The CEMP and any associated sub plans shall be completed prior to the commencement of construction activities.

#### **3 Bulk Earthworks Management Plan**

The first development application for Stage 2 shall be accompanied by a Bulk Earthworks Management Plan (BEMP). The BEMP shall adopt the recommendations of the report prepared by Network Geotechnics dated 29 January 2014 (reference G0-9/1100 Ar) and must provide details of excavation batters, methods of excavation support, on-site stockpiling, fill management inspection and testing. The BEMP shall also provide details of excavation methodology together with measures to ensure that the amenity of nearby residential dwellings is safeguarded against unreasonable noise, vibration and dust. The BEMP can be a subset of the Construction Environmental Management Plan required by Future Assessment Requirement 2.

#### **4 Soil and water management**

All soil and water management on site should be undertaken in accordance with the requirements of the "Blue Book", Landcom's "Soils and Construction" manual. Soil and Water Management Plans, ongoing maintenance and monitoring and reporting requirements shall be provided at construction certificate stage, including those stages relating to bulk earthworks.

#### **5 Vegetation Management Plan**

The first development application for Stage 2 shall be accompanied by a Vegetation Management Plan (VMP) which details measures to restore and enhance the 3 hectare area of regenerating Illawarra Subtropical Rainforest Endangered Ecological Community into a high quality example of this vegetation community, as well as the remaining 6 hectares of vegetation to be retained on the site. The VMP shall include the following requirements:



- (a) Inspection of revegetated and weed managed areas by an appropriately qualified environmental expert at the end of an initial five-year establishment period to ascertain whether the works are self-sustaining. If they are self-sustaining, develop an ongoing management regime for these areas in perpetuity; and/ or
- (b) The provision of a vegetation condition report prepared by an appropriately qualified environmental expert at the end of an initial five-year establishment period. The condition report shall outline additional management measures to be undertaken if after five years it is determined that the revegetated areas are not self-sustaining. The condition report shall also outline recommendations for the management in perpetuity of the areas covered by the VMP.

## **6 Mapping the area of Illawarra Subtropical Rainforest EEC and the Securing of Environmental Offsets**

Before the lodgement of the first development application for Stage 2, the proponent must accurately map the mixed regrowth forest/ woodland area in the north-eastern portion of the site identified by the former Office of Environment and Heritage as regenerating Illawarra Subtropical Rainforest Endangered Ecological Community, and implement a suitable method of securing the identified lands in perpetuity, such as establishing a bio banking agreement. The area mapped must not be less than 3 hectares.

## **7 Further Geotechnical Investigation**

Development Applications for new buildings will be accompanied by further geotechnical investigations targeting the design of footings for buildings with high column loads and where high retaining walls to support them would be required.

## **8 Groundwater assessment**

Future development applications are to demonstrate that the development does not adversely impact upon groundwater. Where basements intercept groundwater, the basements are to be tanked. Monitoring of ground water levels is to commence prior to basement design and continued throughout the construction.

## **9 Noise impacts**

Future applications must address the findings and recommended noise mitigation measures as set out in the Revised Concept Plan Noise Impact Assessment, prepared by Acoustic Logic, revision 1, dated 3 June 2013.

## **10 Ecological sustainable development (ESD)**

Future applications shall demonstrate that any future development will incorporate ESD principles in the design, construction and ongoing operation phases of the development, including water sensitive urban design measures, energy efficiency, recycling and water disposal.

## **11 Sydney Water requirements**

Future development applications shall demonstrate that the Sydney Water requirements have been met in relation to water servicing, waste water servicing; and trade waste. [Note: Documentation relating to the above, can be submitted to Sydney Water via the following email address: [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au)].

## **12 Engagement of an EPA accredited site auditor**

The first development application the stage 1 shall be accompanied by a report prepared by an EPA accredited site auditor to verify the adequacy of the proponent's contamination investigations. The report must include a site audit statement indicating that the site is suitable for the proposed development.

## **13 Further geotechnical investigations**

Development applications shall have regard to the findings and further investigation requirements outlined in the geotechnical investigations undertaken by Network Geotechnics (Report G09/1100-Arr) dated February 2014.

**14 Bushfire protection measures**

Development applications shall comply with the bushfire protection measures recommended in the bushfire protection assessment prepared by Eco Logical Australia Pty Ltd referenced 12GOSBUS-0065 dated 29 November 2012, with regard to asset protection zones, access provisions, services, landscaping and emergencies/evacuation procedures.

**15 Provision of a mini-bus service**

The first development application involving seniors housing shall be accompanied by details of a mini-bus service providing connectivity for the occupants of the seniors housing to nearby centres and the Kembla Grange railway station.

**16 Provision of a shuttle bus service**

The first development application for the hospital building shall be accompanied by details of a regular shuttle bus service providing connectivity for the patients and their visitors to nearby centres and the Unanderra and/or Kembla Grange railway Station.

**17. Design Excellence**

All future development applications for the site are to be prepared by a registered architect and demonstrate compliance with the “Director General’s Design Excellence Guidelines”, State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development and/or State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

**18. Building height**

The RLs shown on the approved concept plans are the maximum heights permitted for each building. All plant and lift overruns must be accommodated within the approved envelope.

**End of Schedule 3**

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## **SCHEDULE 4**

### **REVISED STATEMENT OF COMMITMENTS**

Date: 11 March 2014

Prepared by: TCG Planning

#### **Statement of Commitments - Life City Concept Plan MP10\_0147**

##### **1 Geotechnical Design Solutions, Works and Investigations**

The following works will be completed prior to the issue of a Construction Certificate for each stage of the project or during construction:

- Further geotechnical investigation targeting design of footings for buildings with high column loads and where high retaining walls to support fill are required.
- Detailed assessment of temporary and permanent excavation support measures based on further targeted core drilling. The engineering design will be reviewed after rock face mapping during bulk excavation.
- Assessment of the Acid Sulphate potential of the rock to be excavated and preparation of an Acid Sulphate Soil Management Plan, if required.
- Preparation of an Excavation Management Plan providing details of excavation batters, methods of excavation support, fill management and inspection and testing.
- Determination of pavement thickness design upon finalisation of road alignment and grades.
- Direction of all proof rolling by an experienced geotechnician or geotechnical engineer.
- Inspection and approval of installation of excavation support.
- Inspection of all footing excavation areas receiving new fill by a geotechnical consultant prior to fill placement. Any unsuitable foundation materials, such as root affected topsoil, will be excavated and the area will be replaced by engineered fill.
- Inspections will be undertaken to confirm that the design bearing pressures have been achieved.
- Density testing of engineered fill and pavement layers will be undertaken.

##### **2 Contamination**

As part of a development application for any future stage of the development, a Remedial Action Plan (RAP) will be prepared in accordance with the Environment Protection Authority's (EPA) 'Guidelines for Consultants Reporting on Contaminated Sites'. This RAP will be certified by an appointed EPA accredited Site Auditor and a Site Audit Statement will be submitted to the relevant consent authority.

##### **3 Heritage Protection Measures**

Whilst the subject site does not contain areas of non-indigenous archaeological potential and does not contain Aboriginal sites or area of potential archaeological deposit the following will be implemented during construction works:

- If Aboriginal objects are located during works an archaeologist, the Illawarra Local Aboriginal Land Council, and the Office of Environmental Heritage will be notified and further archaeological work and Aboriginal consultation may be necessary.
- If human skeletal remains are encountered during excavation, work will cease immediately and the NSW Police, and the Office of Environmental Heritage will be notified. If the skeletal remains are found to be

Aboriginal a process of consultation and investigation in accordance with the Office of Environmental Heritage guidelines will be implemented.

- If unexpected (Non-Indigenous) finds are located during works the NSW heritage Branch will be notified under the provisions of the Heritage Act. A qualified heritage consultant will be engaged to assess the significance of the unexpected find, and to recommend whether further investigation would be required prior to works commencing.
- If unexpected (Non-Indigenous) archaeological remains are encountered, works will cease in the vicinity of the remains and the Heritage Branch and qualified archaeologist will be contacted to assess their significance and advise whether further action is required.

#### **4 Biodiversity**

- The area of Illawarra Subtropical Rainforest on the site, which has been identified by the Office of Environment and Heritage as an Endangered Ecological Community, will be accurately mapped and regeneration of this area will be undertaken by the developer.
- A Vegetation/Habitat Management Plan will be prepared prior to the commencement of works on the site that will guide the regeneration of the Endangered Ecological Community on the site.
- Revegetation works will be undertaken progressively as development proceeds. The developer will develop a regeneration staging strategy in conjunction with the Office of Environment and Heritage to confirm the staging and timing of the revegetation works.

#### **5 Bushfire**

The following recommendations made within the 'Bushfire Assessment' prepared by EcoLogical Australia will be adhered to:

- Recommendation 1- Asset protection zones are to be provided to the proposed special Fire Protection Purpose development as listed in Table 1 of the Bushfire Assessment prepared by EcoLogical Australia (Table 19, Section 9.2.5):
- Recommendation 2- Asset protection zone management is to comply with the NSW Rural Fire Service document 'Planning for Bush Fire Protection 2006' inner protection area requirements as listed in Appendix 2 Section A2.2 of PBP and guided by the fuel management principles listed in Section 4 of the Bushfire Assessment;
- Recommendation 3- Future landscaping across the development is to comply with the principles listed in appendix 5 of PBP;
- Recommendation 4- Construction standards of future proposed buildings shall comply with the requirements as listed within Table 2 (Bushfire Assessment prepared by EcoLogical Australia (Table 2, Section 9.2.5), in accordance with AS3959-2009- 'Construction of Buildings in Bushfire prone areas';
- Recommendation 5- A reticulated hydrant water supply should be installed throughout the proposed development in accordance with Australian Standards AS2419.1;
- Recommendation 6- Internal access roads are to comply with NSW Rural Fire Service document 'Planning for Bush Fire Protection 2006' as listed in Section 8 of the Bushfire Assessment;
- Recommendation 7- Electrical services should be installed underground;
- Recommendation 8- Gas services are to be installed and maintained in accordance with AS/NZS 1596:2008 (Standards Australia 2008);
- Recommendation 9- Adequate bushfire evacuation/emergency procedures and vegetation management plans should be prepared by the parties responsible for the ongoing management and

maintenance of the proposed development. These plans should be prepared prior to the occupation on the Life City Holistic Medical Centre buildings.

## **6 Residential and Environmental Amenity**

- Detailed Landscape Plans to comply with the requirements of Chapter E6 of WDCP 2009 will be prepared in conjunction with each stage of the development.
- The Landscape Plan shall confirm the provision of dense landscaping within the buffer zone between residential properties in Warwick Street and Hopman Crescent; the provision of screen planting between the development and the M1 Princes Motorway; and landscaping throughout the development site.
- Soil and Water Management is to be carried out in accordance with the Soil and Water Management Plan prepared by C&M Consulting Engineers Report No. R00864-S&WMP Rev A. Basin Management, Land Disturbance Conditions, Construction Sequences, Erosion Control Measures, Sediment Control Conditions and Site Maintenance Requirements are to be undertaken in accordance with this Plan.
- Detailed wind modelling will be undertaken in conjunction with further design work to identify the impact on both external and internal environmental conditions and for inhabitant comfort within the development. It will also identify any possible negative wind impacts for surrounding neighbours as a result of the built form or landscaping.
- An Environmental Management Plan and Community Consultation Plan shall be prepared prior to construction.
- An Air Quality Management Plan will be prepared prior to construction to ensure that the proposed development does not cause the emission of offensive odour beyond the boundary of the premise.
- The stormwater drainage system of the site will be designed in accordance with Chapter E14 of WDCP 2009.

## **7 Sustainability**

- An overarching Sustainability Masterplan will be prepared prior to the construction of the development. This masterplan will confirm the range of sustainability initiatives which will be incorporated within each stage of the project to provide overall resource efficiency including energy and water usage combined with a high level of internal comfort and maximised internal environment quality. In addition, this Masterplan will identify renewable energy methodologies and suitable landscaping outcomes which are to be implemented for the project.
- The proposed development will incorporate a local detention system as the proposed developed has not been included within the regional stormwater system. The proposed drainage system for the development will be designed to collect all surface runoff flows from impermeable surfaces such as roads, buildings and hard surface areas to the designated conveyancing system. The drainage system will include:
  - A piped system to collect minor stormwater flows from the developed areas;
  - Grass lined swales off the edges of the carparks;
  - Gross pollutants traps at each minor stormwater outlet point;
  - Rainwater tanks for each building;
  - Bio-retention/detention basin to reduce nutrient runoff and peak flows to pre-development levels.Detailed design of the drainage system will confirm that the proposed drainage system can achieve its main function of safe conveyancing through the site without any adverse impact on both site and downstream site.

- A 'Treatment Train' will be provided within the Life City development to provide effective water quality control measures, incorporating two or more measures which are most effective in reducing pollutant loadings. The most likely treatment train will consist of a gross pollutant trap (GPT), vegetation buffers and a bio-retention basin or wetland.
- Detailed design stages will also include consideration of opportunities to reduce demand on potable water and to reduce wastewater exported from the development, including consideration of rainwater tanks to supplement water supply and the installation of AAA fitting to reduce consumption of potable water.

## **8 Built Form**

The design of the seniors living accommodation will adhere to the principles and objectives of State Environmental Planning Policy 65 – Design Quality of Residential Flat Development and State Environmental Planning Policy - Housing for Seniors or People with a Disability (2004), except where the building envelope principles, including height and floor space ratio have been varied by the approval of the Concept Plan.

## **9 Traffic**

- Upon completion of Stage 2, the Warwick Street access will only service the Stage 1 Medical Centre, Day Surgery and Respite Care Centre. No through access from Warwick Street to the remainder of the development will be available other than for emergency access. The link section of road between the Warwick Street and Nolan Street access roads shall be restricted through the use of paving and signage and narrowing of this section of access road.
- An application for reclassification of the land in the ownership of Wollongong City Council, over which the Nolan Street access is to be constructed, will be submitted and the reclassification and lease/purchase of land obtained prior to the issuing of a Construction Certificate for the Stage 2 (Medi Hostel and Medi Serviced Apartments).
- The developer will investigate with Premier Illawarra the potential for provision of a bus stop within the site as an extension of bus route 34 and, if required, investigate with Wollongong City Council the possibility of dedicating the internal road as a public road to accommodate this bus route.
- A private mini-bus service will be provided for residents of the seniors housing development to address the accessibility requirements of SEPP (Seniors Housing) 2004.
- Adequate carparking will be provided on site to meet the requirements specified in Chapter E3: Carparking Access, Servicing/Loading facilities and Traffic Management of Wollongong Development Control Plan 2009.
- In order to support higher public transport usage the following elements of workplace travel plans will be integrated into the development of Life City:
  - Providing a daily shuttle bus service to and from Unanderra and/or Kembla Grange railway station;
  - Coordinating a car sharing scheme;
  - Developing public transport information programs and promotions;
  - Providing and encouraging the use of the local pedestrian environment;
  - Providing and encouraging the use of cycle facilities;
  - Negotiating service requirements with transport agencies; and
  - Developing attractive flexible working practises.

## **10 Site Servicing - Utilities**

The following requirements of Sydney Water will be addressed at the Section 73 Application phase in accordance with the requirements of Sydney Water:

- Provision of peak water supply demand and identification of proposed connection points to enable Sydney Water to determine detailed water supply requirements.
- Provision of details of the proposed wastewater servicing scheme for the site to identify proposed connection points and wastewater flows. This will most likely be provided in the form of a catchment plan and flow schedule showing connection to the existing system.
- Construction of water main and waste water extensions and amplification of the existing system to service the developer will be undertaken to Sydney Water requirements.

## **11 Waste Minimisation**

- The management of Life City Wollongong, including the Medical Centre & Day Surgery and Hi Tech Holistic Cancer & Medical Hospital will encourage waste minimisation and recycling opportunities, in addition to the avoidance of waste by appropriate purchasing of materials and products. This will be achieved through education and training of staff and implementation of an operational waste management strategy. Other operational management measures will be implemented such as spill management and waste handling procedures, through the occupational health and safety processes of the hospital.
- Waste collection areas and arrangements shall adhere to the principles contained within the Waste Management Plan prepared by TCG Planning dated 29 November 2012.
- Any radiation apparatus installed will be registered with EPA upon completion of the facility. Should the practice undertake thyroid treatment with I-131, then consultation will occur with Sydney Water to confirm if sewage delay tanks will be required.

## **12 Acoustic**

To achieve the necessary noise levels, the following construction items are to be included within the Life City development:

- Indicative external glazing on buildings located on the northern portion of the site is to be upgraded to single glazing 10.38mm laminated glazing with full perimeter acoustic seals, with the precise measurement and the identification of windows which require such treatment to be determined by a qualified Acoustic Engineer. Details of such will be submitted to the Principal Certifying Authority at the relevant Construction Certificate stage.
- Indicative external glazing on the central portion of the site is to be upgraded single glazing 6mm float glazing with full perimeter acoustic seals, with the precise measurement and the identification of windows which require such treatment to be determined by a qualified Acoustic Engineer. Details of such will be submitted to the Principal Certifying Authority at the relevant Construction Certificate stage.
- External glazing for the southern region is to be naturally ventilated standard glazing without acoustic seals.
- Light weight wall / roof construction is allowable, however, noise intrusion of this material is to be taken into consideration to ensure overall internal noise levels are compliant.
- Provision of 1.8m high screening between carparking areas/access driveways and residential receivers will be provided for areas within 50m of residences.

- Acoustic treatment will be provided for the new access road toward Nolan Street, which indicatively, could be a 2.3m high imperforate screen to either side of the access road (constructed of masonry, fibre cement, colourbond or acoustic equivalent), or equivalent screening to the boundaries of the site. The height and materials of this acoustic barrier will be specified by a qualified Acoustic Engineer and will be submitted to the Principal Certifying Authority in conjunction with the Construction Certificate for Stage 2 of the development.
- A Construction Noise and Vibration Management Plan will be prepared and submitted to the Principle Certifying Authority at the Construction Certificate stage.
- The development will comply with the NSW Government's 'Development Near Rail Corridors and Busy Roads – Interim Guideline'.

### **13 Site Management**

- A Management Plan detailing the operations of the self-care housing and residential care facility is to be prepared prior to Stages 4 and 5 proceeding, which will further address detailed aspects of State Environmental Planning Policy - Housing for Seniors or People with a Disability (2004).
- The development will incorporate a range of measures to address 'Safer by Design Principles' including:
  - The provision of security outside of working hours to provide continued surveillance of the site during the construction phase.
  - Implementation of a system to ensure that visitors during the construction phase report to administration/reception on arrival.
  - Security lighting in key locations to provide good visibility at night.
  - The provision of pedestrian and bicycle pathways accessing the site from surrounding streets.
  - Consideration of potential safety problems such as locations for entrapment. Landscaped areas will be designed to ensure that vegetation will not obstruct lines of sight and will be maintained to a good standard.

**End of Schedule 4**

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