

WAGGA WAGGA BASE HOSPITAL REDEVELOPMENT (MP11_0087)

PROJECT APPLICATION AND ENVIRONMENTAL ASSESSMENT



6 SEPTEMBER 2011
PREPARED BY LFA (PACIFIC) PTY LTD FOR
NSW DEPARTMENT OF PLANNING & INFRASTRUCTURE
ON BEHALF OF NSW HEALTH INFRASTRUCTURE



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	Project	Wagga Wagga Base Hospital Redevelopment	00	For Test of Adequacy	06.09.2011	Capital Insight
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	Checked by	AL				Davis Langdon
	Date Issued	6 September 2011				Douglas Partners
	Issue Type	For Test of Adequacy				Hansen Yuncken
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						Wagga Wagga Base Hospital

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STATEMENT OF VALIDITY

Submission of Project Application and Environmental Assessment

Prepared under Part 3A of the Environmental Planning and Assessment Act 1979

Environmental Assessment prepared by

Name	Alf Lester
Qualifications	Bachelor of Architecture (Hons), University of NSW, 1964 Dip. Civic Design (Distinction), Edinburgh University, 1967 Fellow of the Australian Institute of Architects Member of Planning Institute of Australia
Address	LFA (Pacific) Pty Ltd Suite 4, 2 New McLean Street Edgecliff NSW 2027

In respect of

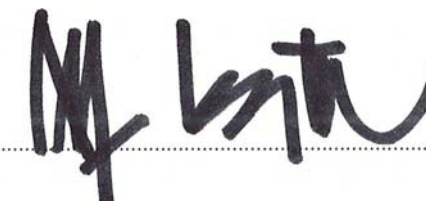
Applicant & Land Details

Applicant Name	NSW Health Infrastructure
Applicant Address	c/o Capital Insight 77 Berry Street NORTH SYDNEY NSW 2060
Land to be developed	Corner of Edward and Docker Streets, Wagga Wagga
Lot & DP	DP 659184, Lots 1-2 DP 456751, Lot 1 DP 668972, Lots 27-31 DP 7850, Lots 1-4 DP 13345 Section A, Lots 2-3 and 12-15 DP 13345 Section B, Lots 1-6 DP 13345 Section C

Environmental Assessment

Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director General's requirements dated 23 June, 2011 and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.
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Signature



Date

6 September 2011

EXECUTIVE SUMMARY

Wagga Wagga is a major commercial centre within the greater southern region of New South Wales. Wagga Wagga Base Hospital is one of three primary medical facilities within this region, which serve six centres of population and 39 Local Government Areas.

The redeveloped Wagga Wagga Base Hospital represents an important major health facility for the region.

Both Wagga Wagga City Council and the NSW State Government have identified the redevelopment of the existing hospital in their strategic plans. The Government acknowledges the need to improve access to quality health care. Council also desires improved health facilities and equates economic growth with the provision of infrastructure and employment opportunities that will result from the hospital redevelopment.

For the Murrumbidgee Local Health Network (MLHN), the redevelopment of the existing hospital will provide a modern healthcare facility suited to the current and future needs of the region and consolidate the most appropriate health services on a single site.

The overall concept plan provides for the redevelopment of the existing hospital into a new 41,500sqm facility to meet the requirements up to 2021 with capacity for future development. The proposed redevelopment is to be carried out in three key stages:

- Stage 1 – Mental Health, Emergency Department, Procedure Centre and Sterile Supply Unit
- Stage 2 – Women’s Health and New Born Care and Inpatient Accommodation
- Stage 3 – Ambulatory Care

This Project Application represents the Wagga Wagga Base Hospital Redevelopment Phase 1 (Stage 1A of Stage 1 above), the Project.

The potential impacts of the Project have been assessed in accordance with the Director General’s Requirements (DGRs).

The adoption of best practice health service provision on the Wagga Wagga Base Hospital site is fundamental to the wellbeing of the people in the greater southern region of NSW. The proposals contained in this Project Application are consistent with that objective, are in the public interest, will result in a substantial contribution to the social, economic and environmental framework of Wagga Wagga and will not result in any significant environmental impacts. Accordingly the Minister’s favourable consideration of this Project Application is sought and it is recommended that the proposals set out in this document be adopted in their entirety.

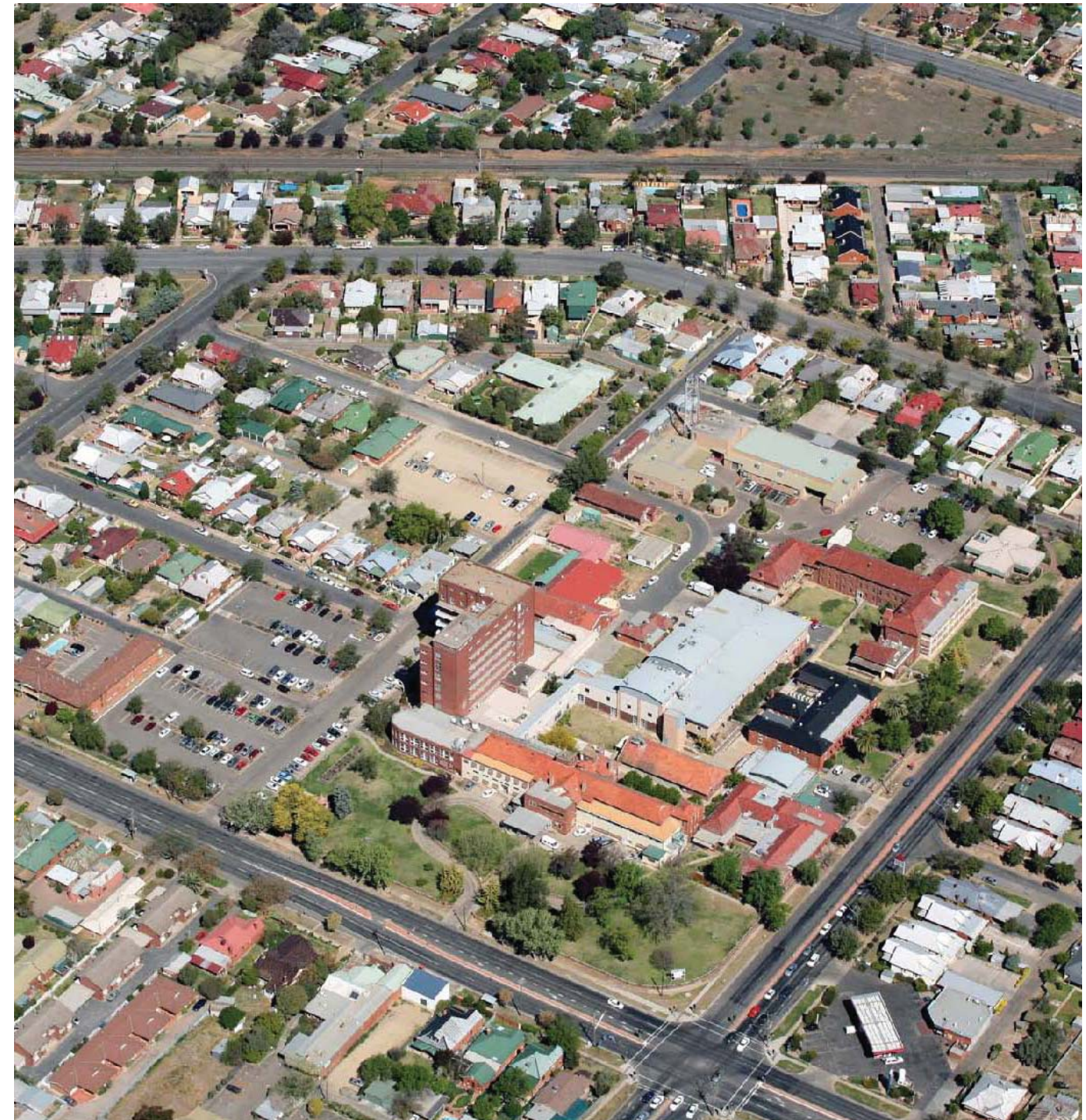


FIGURE 01: Existing Wagga Wagga Base Hospital

SCHEDULE OF DIRECTOR GENERAL'S REQUIREMENTS

Below is a schedule showing the DGRs together with the relevant sections of the report in which the requirement is addressed. The Environmental Assessment (EA) for the Project Application must include:

GENERAL ISSUES		REFER TO
1.	An executive summary.	Exec Sum
2.	A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment.	Section 2
3.	A thorough description of the proposed development.	Section 3
4.	An assessment of the key issues specified above and a table outlining how these key issues have been addressed.	Section 4
5.	An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project.	Section 5
6.	The plans and documents outlined below.	Appendices
7.	A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.	Statement of Validity
8.	A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP).	Appendix O
9.	A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.	Section 6
PLANS AND DOCUMENTS		REFER TO
1.	An existing site survey plan drawn at an appropriate scale illustrating; <ul style="list-style-type: none"> the location of the land, boundary measurements, area (sq.m) and north point; the existing levels of the land in relation to buildings and roads; location and height of existing structures on the site; location and height of adjacent buildings and private open space; and all levels to be to Australian Height Datum. 	Appendix C
2.	A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).	Appendix C
3.	A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> significant local features such as parks, community facilities and open space and heritage items; the location and uses of existing buildings, shopping and employment areas; traffic and road patterns, pedestrian routes and public transport nodes. 	Section 2
4.	Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; detailed floor plans and elevations of the proposed buildings; elevation plans providing details of external building materials and colours proposed; fenestrations, balconies and other features; accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; the height (AHD) of the proposed development in relation to the land; the level of the lowest floor, the level of any unbuilt area and the level of the ground; and any changes that will be made to the level of the land by excavation, filling or otherwise. 	Appendix C
5.	Geotechnical and Structural Report prepared by a recognised professional which assesses the risk of geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons.	Appendix I
6.	Other documents / plans: <ul style="list-style-type: none"> Stormwater Concept Plan - illustrating the concept for stormwater management; Erosion and Sediment Control Plan - plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site; 	Appendix H Appendix N Section 4.2 Appendix C Appendix D

- **Shadow diagrams** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm. **Section 4.3**
Appendix C
- **Traffic Impact Assessment** - including an analysis of existing travel characteristics in the locality as well as the projected traffic impacts of the proposed development and any required upgrades; and **Appendix G**
- **Construction Management Plan and Traffic Management Plan** - addressing the management of traffic (including bus operations) during the construction stages of the development. **Appendix G**
Appendix N

Documents to be Submitted

- 1 copy of the EA, plans and documentation for the **Test of Adequacy**;
- **Once the EA has been determined adequate** and all outstanding issues adequately addressed, 7 hard copies of the EA for exhibition;
- 5 sets of architectural and landscape plans at an appropriate scale, including one (1) set at A3 size (to scale); and
- 5 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size.

The Environmental Assessment (EA) for the Project Application must address the following key issues:

KEY ISSUES		REFER TO
1.	Relevant EPI's policies and Guidelines to be Addressed	Section 4.1
1.1	<p>Planning provisions applying to the site, including permissibility and the provisions of all plans and policies contained in Appendix A:</p> <ul style="list-style-type: none"> • Objects of the EP&A Act 1979 • NSW State Plan • SEPP (Major Development) 2005; • SEPP (Infrastructure) 2007; • SEPP No. 33 - Hazardous and Offensive Development; • SEPP No. 55 - Remediation of Land; • NSW Planning Guidelines for Walking and Cycling; • Wagga Wagga LEP 2010; • Wagga Wagga DCP 2010; • relevant Development Control I Section 94 contribution plans; and • nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 	
2.	Built Form and Height	Section 4.2
2.1	Consideration of the height, bulk and scale of the proposed development within the context of the locality.	
2.2	Details of proposed open space and landscaping areas.	
2.3	Design quality with specific consideration of setbacks, building articulation, colours / materials / finishes and the public domain.	
3.	Environmental and Residential Amenity	Section 4.3
3.1	Impacts of the proposal on solar access and privacy within the site and on surrounding developments.	
4.	Transport & Accessibility Impacts (Construction and Operational)	Section 4.4
4.1	The EA shall provide details on traffic, transport and accessibility generation, access (including emergency access), car parking arrangements, disabled spaces and patient pick up / drop off, loading areas and pedestrian and bicycle linkages associated with the proposed works.	

KEY ISSUES	REFER TO
5. Ecologically Sustainable Development (ESD)	Section 4.5
5.1 The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.	
6. Contamination	Section 4.6
6.1 The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.	
7. Heritage	Section 4.7
7.1 A statement of significance and an assessment of the impact on the heritage significance of any heritage items and f or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual, if required.	
8. Aboriginal Heritage	Section 4.8
8.1 The EA shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 if required.	
9. Drainage	Section 4.9
9.1 The EA shall address drainage / flooding issues associated with the development / site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.	
10. Waste	Section 4.10
10.1 Identify the likely waste to be generated during the construction and operation of the development and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.	
11. Hazards	Section 4.11
11.1 A description of the proposed storage, use and management of any hazardous material and measures to be implemented to manage hazards and risks associated with the storage.	
12. Public Domain	Section 4.12
12.1 The EA shall address any required public domain improvements associated with the proposed development.	

KEY ISSUES	REFER TO
13. Operational Management	Section 4.13
13.1 The EA shall address noise from plant and equipment; radiation, chemical and biological hazards; emergency and evacuation procedures; use of the helipad and lighting and signage associated with the proposed development.	
14. Utilities	Section 4.14
14.1 In consultation with relevant agencies, the EA shall address the existing capacity and requirements of the development for the provision of utilities, including staging of infrastructure works.	
15. Statement of Commitments	Section 5
15.1 The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.	
16. Maintenance of Patient Care	Section 4.15
16.1 The EA shall address the maintenance of patient care throughout the stages of construction.	
Deemed Refusal Period	
60 days	

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