

WAGGA WAGGA BASE HOSPITAL REDEVELOPMENT (MP11_0087)

PREFERRED PROJECT REPORT



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



HEALTH INFRASTRUCTURE
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1.0 INTRODUCTION

1.1 BACKGROUND

In September 2011, NSW Health Infrastructure (the Proponent) lodged a Project Application and Environmental Assessment for the Wagga Wagga Base Hospital Redevelopment (MP11_0087) under Part 3A of the Environmental Planning and Assessment Act 1979. The Project Application and Environmental Assessment represented the Wagga Wagga Base Hospital Redevelopment Phase 1 Mental Health (Stage 1A of Stage 1 of the Concept Plan Application).

The Project Application and Environmental Assessment sought consent for the delivery of a new Mental Health Building comprising 4,763sqm GFA of new accommodation, and associated works including new pedestrian routes and entry points, car parking, internal roads and landscaping.

The Project Application and Environmental Assessment was formally lodged on 6 September 2011 and was publicly exhibited from 14 December 2011 to 31 January 2012.

Following public exhibition, the Proponent received a number of submissions lodged by State government agencies and Wagga Wagga City Council.

Accordingly, the Department of Planning and Infrastructure (DP&I) has requested the Proponent respond to the issues raised.

1.2 PURPOSE OF THE REPORT

This document is a Preferred Project Report prepared on behalf of the Proponent as part of the Project Application and Environmental Assessment (MP11_0087) under Part 3A of the Environmental Planning and Assessment Act 1979.

The information contained within this Preferred Project Report has been prepared in response to the issues raised in the submissions lodged by State government agencies and Wagga Wagga City Council.

1.3 STRUCTURE OF THE REPORT

This Preferred Project Report is structured as follows:

PART	DESCRIPTION
Introduction	Provides an overview of the project and relevant background information.
Schedule of Issues and Responses	For each submission, a schedule of issues and responses is set out.
Public Exhibition and Information Display	Provides an overview of the exhibition that took place in Wagga Wagga on 30 and 31 January 2012.
Changes to Proposed Development	Outlines changes to the proposed development that have taken place since exhibition of the Project Application
Conclusion	Provides a recommendation to approve the proposed development outlined in the Project Application and this Preferred Project Report.

TABLE 01: Structure of the Report

Accordingly, the Proponent looks forward to the Minister's favourable consideration of the Project Application and Environmental Assessment and this supporting Preferred Project Report.

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2.0 SCHEDULE OF ISSUES AND RESPONSES

Following public exhibition of the Project Application and Environmental Assessment, submissions were received from:

- NSW Heritage Council;
- NSW Roads and Maritime Services; and
- Wagga Wagga City Council.

In response to DP&I's request for the Proponent to address the issues raised from the above mentioned parties, this section provides a schedule of the key issues and responses for each submission.

Copies of the submissions are provided at Appendix A, B C and D.

2.1 NSW HERITAGE COUNCIL

The NSW Heritage Council (Heritage Council) has advised that the proposed development is supported, given that the continued use of the site for a public hospital is considered to be an important part of its heritage significance. The Heritage Council has also acknowledged that while Gissing House and the Old Mortuary will be demolished, the proposal is likely to mitigate any adverse impacts.

The NSW Heritage Council's recommended consent conditions are listed below (see Part 2.1.1).

2.1.1 NSW Heritage Council Recommended Conditions

RECOMMENDED CONDITIONS	RESPONSE
Heritage Council provides the following suggested conditions for the consideration of the consent authority in the assessment and determination of the proposed development:	
(1) <i>Archival recording before, during and after completion of the proposed works.</i>	<p>In response, the Proponent makes the following commitment:</p> <div> <p>COMMITMENT</p> <p>As part of the Project Application, the Proponent provided a commitment to ensure that prior to demolition, full archival recording to Heritage Office standards is completed as required.</p> <p>While the Proponent acknowledges Heritage Council's request to complete full archival recording during and after completion of the proposed development, the demolition of the Schofield Centre (as part of the proposed development) has been approved under ISEPP. Accordingly, Heritage Council's request in relation to the Schofield Centre falls outside the scope of the Project Application for Phase 1 Mental Health.</p> <p>However, the mitigation measure identified in the Review of Environmental Factors in relation to the Schofield Centre required that, "Potential items of movable heritage from the Schofield Centre shall be removed and retained for possible display in the new hospital."</p> <p>Gissing House and the Old Mortuary Building are also to be demolished as part of the proposed development. A Heritage Impact Assessment of these buildings was undertaken as part of the Project Application for Phase 1 Mental Health. The assessment found that the significance of these buildings was low to moderate. Accordingly, the Proponent is of the view that given the findings of the assessment, archival recording is not warranted.</p> </div>

RECOMMENDED CONDITIONS	RESPONSE
(2) <i>Relocation of moveable heritage items to other public parts of the hospital site to assist with interpretation of the demolished and altered areas.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>As part of the Concept Plan, the Proponent provided a commitment to relocate moveable heritage items such as the Old Hospital balustrade and/or memorial plaques from the existing to the new hospital.</p> <p>The Proponent commits to identify and relocate any moveable heritage items prior to any demolition associated with the proposed development.</p>
(3) <i>Preparation and implementation of an interpretation strategy prior to the issue of occupation certificate for the proposed development.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>As part of the Concept Plan, the Proponent provided a commitment to complete an interpretation strategy for the entire hospital site.</p> <p>The Proponent is of the view that given the scale of the proposed development, an interpretation strategy is not warranted.</p> <p>However, given that the proposed development (Phase 1 Mental Health), together with subsequent phases to which funding is committed, will result in delivery of Mental Health and the Acute Hospital, the Proponent commits to prepare and implement an interpretation strategy on completion of these phases.</p>

RECOMMENDED CONDITIONS	RESPONSE
(4) <i>Implementation of a naming policy commemorating those associated with the hospital.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>As part of the Project Application, the Proponent provided a commitment to implement a naming policy for all new areas within the hospital which commemorates those who have served the community through the hospital or who have been benefactors of the hospital such as Lewis, Gissing etc.</p> <p>The Proponent commits to implement a naming policy in accordance with NSW Health Policy. However, the naming policy will not necessarily commemorate those who have served the community through the hospital or who have been benefactors of the hospital.</p>
(5) <i>If any significant archaeological relic is found the work must cease immediately and Heritage Branch, Office of Environment and Heritage must be consulted. A separate approval under the Heritage may be required under those circumstances.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that should any significant archaeological relic be found the work must cease immediately and Heritage Branch, Office of Environment and Heritage must be consulted.</p>
(6) <i>If any significant Aboriginal relic is found the work must cease immediately and relevant consent authority must be consulted. A separate approval may be required under those circumstances.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>As part of the Project Application, the Proponent provided a commitment to ensure that should any isolated artefacts be exposed, disturbed, discovered or excavated during works then local Aboriginal communities will be consulted.</p>

2.2 NSW ROADS AND MARITIME SERVICES

The NSW Roads and Maritime Services (RMS) has advised that the proposed development is supported, given that it is generally consistent with the Concept Plan for the redevelopment of Wagga Wagga Base Hospital (with the exception of the proposed car park to the north of the site) and will benefit the wider community. However, RMS has identified a number of traffic issues that need to be addressed in the early stages of the development to minimise the impact on the safety and efficiency of the existing road network.

The NSW Roads and Maritime Services's recommended consent conditions are listed below (see Part 2.2.1).

The NSW Roads and Maritime Services has also provided recommended consent conditions for any future proposals for the redevelopment of Wagga Wagga Base Hospital. Accordingly, these conditions will be addressed when future applications for approval are made.

ISSUE	RESPONSE
<i>Both the Wagga Wagga City Council and RMS have promoted the concept of the extension of the internal roadway network from Yabtree Street to Docker Street. This internal roadway and intersection were included in the documentation for the concept proposal for the redevelopment of the hospital. The provision of this access to Docker Street as part of the early stages of the redevelopment of the hospital was highlighted in previous submissions from the former RTA in respect to the redevelopment of the hospital site.</i>	<p>While the Proponent acknowledges RMS's preference for the internal roadway linking Yathong* and Docker Streets to be constructed in the early stages of the redevelopment of the hospital, the funding committed to Phase 1 Mental Health does not extend to provision of this road.</p> <p>Accordingly, the provision of this road falls outside the scope of the Project Application for Phase 1 Mental Health.</p> <p>*RMS makes reference to Yabtree Street. However, the Concept Plan proposed the extension of Yathong Street to Docker Street.</p>
<i>The current proposal relies on the intersection of Murray and Edward Streets for access from the site to the east, towards the CBD, and for access to the site from the west. Without the development of the new intersection with Docker Street the treatment of this intersection is required because of the increased traffic loading anticipated due to the redevelopment of the hospital.</i>	<p>While the Proponent acknowledges RMS's request that the intersection of Murray and Edward Streets be treated to cater for the anticipated increased traffic loading, the Proponent is of the view that given the scale of the proposed development, during Phase 1 Mental Health treatment of this intersection is not warranted.</p> <p>Accordingly, treatment of this intersection is proposed to be undertaken as part of subsequent phases of the redevelopment of the hospital.</p>
<i>To provide for onsite circulation without the need to access the public road network and for ease of way finding within the site the proposed new road between Yathong and Yabtree Streets to the east of the Mental Health Building needs to provide for 2 way movement, not one-way as proposed in the Test of Adequacy document. This will also benefit circulation within the site and access for delivery vehicles when Yathong Street is extended to intersect with Docker Street.</i>	<p>The Proponent acknowledges RMS's request that the proposed new road between Yathong and Yabtree Streets (New Lewis Drive) needs to provide for two-way movement.</p> <p>Accordingly, the proposed development has been amended and New Lewis Drive will now be a two-way street.</p>

ISSUE	RESPONSE
<p><i>It is understood that the carpark design for the existing and proposed carpark along the frontage of the hospital site to Edward Street is to be as per the layout on plan AR.GE.70.7001 Issue F included in the Test of Adequacy document. RMS generally supports the proposed layout of the new carpark to the western side of Lewis Drive and the changes to the carpark on the eastern side of Lewis Drive and offers the following comments:</i></p> <ul style="list-style-type: none"> <i>To allow for ease of circulation within the carpark the provision of left turn egress only from the carpark to Lewis Drive and one-way circulation should be considered. The kerb and gutter and signage could be designed and located to support this and deny left turn from Lewis Drive into this carpark.</i> <i>The existing driveway egress from the proposed new carpark to Edward Street should be deleted if it is not required for emergency purposes. Notwithstanding this, this driveway is to be restricted to authorised vehicles by physical means, such as boom gate, as there would be a tendency for visitors parking within the new carpark to use this existing driveway. As a minimum signage is to be erected denying access to Edward Street.</i> <i>To improve the traffic management and interaction with the existing road network RMS would consider an option for the construction of a driveway connection from the new carpark to Docker Street.</i> <i>The layout of the proposed carpark should comply with the provisions of AS 2890.1-2004 "Off-street car parking" and be designed and provide facilities for safe pedestrian movement though the carpark to the entrance to the hospital.</i> 	<p>The replacement car park, which is the subject of layout plan AR.GE.70.7001 Issue F included in the Test of Adequacy document, has been approved under ISEPP. Accordingly, design of the replacement car park falls outside the scope of the Project Application for Phase 1 Mental Health. However, the following comments are made in response to the issues raised.</p> <p>While there has been minor changes to the layout of the car park along the frontage of the hospital as a result of ongoing review and resolution of the proposed development, the layout is in accordance with the plan included in the Test of Adequacy document and Authority approvals are being sought as necessary prior to its construction.</p> <p>While the Proponent acknowledges RMS's preference for the provision of left turn egress only from the proposed car park to Lewis Drive, the current proposal provides for egress via right turn only to ensure exiting vehicles do not clash with oncoming traffic which is travelling one-way south bound on this section of Lewis Drive.</p> <p>The proposed car park provides for one-way circulation.</p> <p>The Proponent commits to ensure that the existing driveway egress from the proposed car park to Edward Street will be restricted to authorised vehicles only by physical means, and that at a minimum signage will be erected denying access to Edward Street by unauthorised vehicles.</p> <p>Investigation of the option for construction of a driveway connection from the new car park to Docker Street is proposed to be undertaken as part of subsequent phases of the redevelopment of the hospital.</p> <p>The Proponent commits to ensure that the layout of the proposed car park will comply with the provisions of AS 2890.1-2004 - "Off-street car parking".</p>

ISSUE	RESPONSE
<ul style="list-style-type: none"> <i>Provision for appropriate illumination and surveillance of the carpark is required.</i> 	The Proponent commits to ensure that appropriate illumination and surveillance of the car park is provided (excepting CCTV).

2.2.1 NSW Roads and Maritime Services Recommended Conditions

RECOMMENDED CONDITIONS	RESPONSE
<p>RMS provides the following suggested conditions for the consideration of the consent authority in the assessment and determination of the proposed development:</p>	
<p>(a) <i>The new internal road located to the east of the Mental Health Building between Yathong and Yabtree Streets is to be designed, constructed and line marked to provide for 2 way movement for all vehicles likely to access the hospital site.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that the new internal road between Yathong and Yabtree Streets (New Lewis Drive) will be designed, constructed and line marked to provide for two-way movement.</p>
<p>(b) <i>Any off-street car park associated with the redevelopment of the hospital including driveway design and location, internal aisle widths, ramp grades, parking bay dimensions and loading bays are to be in accordance with AS 2890.1-2004 "Off-street car parking" and AS 2890.2-2002 "Off-street commercial vehicle facilities". Design details for the carpark shall be submitted to and approved by Wagga Wagga City Council prior to the issue of a construction certificate.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that any off-street car park associated with the redevelopment of the hospital will be designed in accordance with AS 2890.1-2004 - "Off-street car parking".</p>
<p>(c) <i>The swept path of the largest vehicles entering and exiting the subject site and manoeuvrability through the site is to be in accordance with AS 2890.2-2002 "Off-street commercial vehicle facilities" and to Council's satisfaction and in a manner to allow all vehicles to be able to enter and exit the subject site in a forward direction.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that the swept path of the largest vehicles entering and exiting the site and manoeuvrability through the site will be in accordance with AS 2890.2-2002 - "Off-street commercial vehicle facilities", and will allow all vehicles to be able to enter and exit the site in a forward direction.</p>

RECOMMENDED CONDITIONS	RESPONSE
(d) <i>Any landscaping, fencing and signage to be provided within the site or along the boundary with any adjoining road reserve is to be designed and maintained to provide safe sight distance to pedestrians for motorists entering and exiting the site to minimise conflict in accordance with AS2890.1-2004 "Off-street car parking".</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that any landscaping, fencing and/or signage to be provided within the site or along the boundary with any adjoining road reserve will be designed and maintained to provide safe sight distance to pedestrians for motorists entering and exiting the site to minimise conflict in accordance with AS2890.1-2004 - "Off-street car parking".</p>
(e) <i>Pedestrian access into the site is to be provided separate to the vehicle driveways and is to cater for all forms of pedestrian mobility. Landscaping and/or fencing are to be provided along the frontages of the site to the public roads to direct pedestrians to the defined pedestrian access point.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that pedestrian access into the site will be provided separate to vehicle driveways and will cater for all forms of pedestrian mobility, and that landscaping and/or fencing will be provided along the frontages of the site to the public roads to direct pedestrians to defined pedestrian access points.</p>
(f) <i>The carpark is to be designated as a Pedestrian Share Zone and appropriately signposted. Entrance treatments to delineate the pedestrian shared zone and limit the speed of vehicles accessing the site is to be provided within the driveways from the public road network to the satisfaction of the Council.</i>	<p>While the Proponent acknowledges RMS's request that the replacement car park be designated a Pedestrian Share Zone, the car park has been approved under ISEPP. Accordingly, design of the replacement car park falls outside the scope of the Project Application for Phase 1 Mental Health.</p> <p>In addition, there is no requirement under AS2890.1-2004 "Off-street car parking" for a Pedestrian Share Zone within the car park as implied, this behaviour is inherent in car park design and use.</p>
(g) <i>Traffic calming devices are to be installed within the subject site to minimise conflict between pedestrians and vehicles within the subject site. Pedestrian crossing stripes are not to be placed in the site as these resemble pedestrian crossings on the road and creates confusion as to who has priority.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>While the Proponent acknowledges RMS's request that traffic calming devices be installed within the site, the installation of such devices is not appropriate given the nature of incoming vehicles, specifically ambulances.</p>

RECOMMENDED CONDITIONS	RESPONSE
<p>(h) <i>Appropriate directional signage and line marking is to be installed and maintained throughout the hospital site to enforce the required directions of vehicle travel through the site and to assist in directing vehicles around and through the facility.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that appropriate directional signage and line marking will be installed and maintained throughout the site to enforce the required directions of travel and to assist in directing vehicles around and through the site.</p>
<p>(i) <i>All lighting for the illumination of carpark and pedestrian areas shall comply with AS1158 – “Lighting for roads and public spaces” and AS4282 – “Control of Obtrusive Effects of Outdoor Lighting”. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the certifying Authority prior to the issue of a Construction Certificate.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that all lighting for the illumination of car park and pedestrian areas will comply with AS1158 - “Lighting for roads and public spaces” and AS4282 - “Control of obtrusive effects of outdoor lighting”, and that details demonstrating compliance will be submitted to the satisfaction of the certifying authority prior to the issue of a Construction Certificate.</p>
<p>(j) <i>The provision of on-site car parking, including disabled parking, associated with the subject development is to be in accordance with Council requirements. All car parking spaces required by the development are to be provided on-site and not to be compensated by the on-road parking in the vicinity. Parking, particularly disabled parking, is to be located with convenient pedestrian access to the entry doors of the premises.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that the provision of on-site car parking, including disabled parking, will be provided as discussed with and assessed by WWCC, that all parking spaces required by the development will be provided on-site and will not be compensated by on-street parking, and that parking, particularly disabled parking, will be located within convenient pedestrian access of the hospital entry points.</p>

RECOMMENDED CONDITIONS	RESPONSE
(k) <i>Internal vehicular manoeuvring aisles, parking areas and loading bays shall be maintained clear of obstruction and used exclusively for the purposes of vehicle access, parking and loading and unloading respectively. Under no circumstances shall these areas be used for the storage of goods or waste receptacles or any other purpose.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that internal vehicular manoeuvring aisles, parking areas and loading bays will be maintained clear of obstruction and used exclusively for the purposes of vehicle access, parking and loading and unloading respectively, and that these areas will not be used for the storage of goods or waste receptacles or any other purpose.</p>
(l) <i>All works associated with the proposed development shall be at no cost to Roads and Maritime Services.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that all works associated with the proposed development will be at no cost to RMS.</p>

2.3 WAGGA WAGGA CITY COUNCIL

Wagga Wagga City Council (WWCC) has advised that the proposed development is supported, given that the Wagga Wagga Base Hospital Redevelopment Project is critical in providing the necessary infrastructure to meet the current and future needs of the region.

Wagga Wagga City Council's recommended consent conditions are listed below (see Part 2.3.1).

2.3.1 Wagga Wagga City Council Recommended Conditions

RECOMMENDED CONDITIONS	RESPONSE
WWCC provides the following suggested conditions for the consideration of the consent authority in the assessment and determination of the proposed development:	
Building Requirements	
(1) <i>All building work must be carried out in accordance with the requirements of the Building Code of Australia.</i>	<p>In response, the Proponent makes the following commitment:</p> <div> COMMITMENT The Proponent commits to ensure that all building work will be carried out in accordance with the Building Code of Australia. </div>
(2) <i>Prior to commencement of works, the applicant must demonstrate that the building complies with the requirements of the Commonwealth Disability Discrimination Act 1992, the NSW Anti-Discrimination Act 1977 and the relevant provisions of the Disability (Access to Premises - Buildings) Standards 2010.</i>	<p>In response, the Proponent makes the following commitment:</p> <div> COMMITMENT The Proponent commits to demonstrate to the Private Certifying Authority that the building complies with the requirements of the Commonwealth Disability Discrimination Act 1992, the NSW Anti-Discrimination Act 1977 and the relevant provisions of the Disability (Access to Premises - Buildings) Standards 2010. </div>

RECOMMENDED CONDITIONS	RESPONSE
<p>(3) <i>Provision must be made in the building and on the site for:</i></p> <ul style="list-style-type: none"> <i>Access to the building for people with disabilities in accordance with the Building Code of Australia.</i> <i>Toilet facilities for people with disabilities in accordance with the Building Code of Australia, and such toilet facilities must be accessible to all persons working in, or using, the building.</i> <i>Motor vehicle parking spaces on the site for the exclusive use of people with disabilities in accordance with Table D3 of the Building Code of Australia.</i> 	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that access, toilet facilities and car parking spaces for people with disabilities are provided in accordance with the Building Code of Australia.</p>
Fire Safety Requirements	
<p>(4) <i>Prior to occupation, the building must comply with the Fire Safety Schedule, attached.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that prior to occupation, the building will comply with the requirements of the Private Certifying Authority in relation to Fire Safety.</p>
<p>(5) <i>Prior to occupation, the owner must submit to Council a final Fire Safety Certificate stating that each essential fire safety measure specified in the current Fire Safety Schedule for the building to which the certificate relates:</i></p> <ul style="list-style-type: none"> <i>Has been assessed by a properly qualified person.</i> <i>Was found, when it was assessed, to be capable of performing to a standard not less than that required by the current Fire Safety Schedule for the building.</i> 	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that prior to occupation, a final Fire Safety Certificate will be submitted to the relevant certifying authority.</p>
<p>(6) <i>The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that an Annual Fire Safety Statement Certificate will be submitted to the relevant certifying authority.</p>

RECOMMENDED CONDITIONS	RESPONSE
<p>(7) <i>Prior to occupation, the building shall be suitably protected from a fire by the installation of a fire hydrant and fire hose reel system.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that prior to occupation, a fire hydrant and fire hose reel system will be installed.</p>
<p>(8) <i>An onsite fire hydrant; and booster facility at the street entrance to the site shall be installed in accordance with the requirements of Australian Standard 2419.1.2005 "Fire hydrant installations - system design, installation and commissioning." The hydrant and/or booster installation must be at full cost to the developer. A letter from an appropriately qualified Hydraulic Engineer must be submitted to Council, certifying that both the hydrant and booster installation are in accordance with AS 2419.1.2005.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>While the Proponent acknowledges WWCC's request that an on-site fire hydrant and booster facility be installed in accordance with AS 2419.1.2005 - "Fire hydrant installations - system design, installation and commissioning.", the booster facility will not be installed at the street entrance to the site (in accordance with AS 2419.1.2005) given that this would require a large storage tank as the supply on Edward Street is inadequate.</p> <p>While installation of the booster facility will not be in accordance with AS 2419.1.2005, a performance-based solution (acceptable under the BCA) is proposed. NSW Fire and Rescue have been advised of the solution and have confirmed that it is acceptable.</p> <p>The Proponent commits to ensure that installation will be at full cost to the developer, and that a letter from an Hydraulic Engineer certifying the installation will be submitted to the relevant certifying authority.</p>

RECOMMENDED CONDITIONS	RESPONSE
Site Requirements During Construction	
<p>(9) <i>Prior to works commencing, appropriate signage must be erected in a prominent positions around the work site on which work involved in the erection or demolition of a building is being carried out:</i></p> <ul style="list-style-type: none"> • <i>Stating that unauthorised entry to the site is prohibited.</i> • <i>Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside work hours.</i> • <i>The development consent number and details.</i> <p><i>Any sign must be removed when the work has been completed.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that appropriate signage will be erected in prominent positions around the work site.</p>
<p>(10) <i>Prior to works commencing appropriate containers must be erected on site for the enclosure of all building rubbish and debris, including that which can be windblown. The enclosure shall be retained on site at all times prior to the disposal of rubbish at Wagga Wagga City Council's Waste Management Centre.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that appropriate containers will be erected on site for the enclosure of all building rubbish and debris, and that the enclosure will be retained on site at all times prior to the disposal of rubbish at WWCC's Waste Management Centre.</p>
<p>(11) <i>Materials, machinery/equipment and temporary buildings to be used in association with the construction of the building must not be located or stored on the surrounding public footpath, nature strip or roadway.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that materials, machinery / equipment and temporary buildings to be used in association with the construction of the building will not be located or stored on the surrounding public footpath, nature strip or roadway.</p>

RECOMMENDED CONDITIONS	RESPONSE
<p>(12) If the work involved in the erection or demolition of a building or structure:</p> <p><i>a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or</i></p> <p><i>b) building involves the enclosure of a public place,</i></p> <p><i>a hoarding or fence must be erected between the work and the public place prior to works commencing on site.</i></p> <p><i>If necessary, an awning must be erected, sufficient to prevent any substance, from or in connection with the work, falling into the public place. Further the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that a hoarding or fence will be erected between the building work and public place prior to works commencing on site.</p>
<p>(13) The developer is to submit a soil and water management plan for the site in accordance with Wagga Wagga City Council's Engineering Guidelines for Subdivision and Developments. No building, engineering, or excavation work, or topsoil stripping or vegetation removal, is to be carried out in relation to this development until such time that Council has certified that the plan is in accordance with Council's Engineering Guidelines for Subdivision and Developments and Soils and Construction Volume 1, Managing Urban Stormwater. Upon certification, the measures in the Soil and Water Management Plan are to be implemented during the course of the development.</p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>As part of the Project Application, the Proponent provided a commitment to implement measures to manage soil and water during demolition and construction in accordance with the Environmental Management Plan included in the Construction Management Plan for Phase 1 Mental Health.</p>
<p>(14) Prior to the commencement of works erosion and sediment control measures are to be established and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with Council's:</p> <ul style="list-style-type: none"> Development Control Plan 2010 (Section 2.B and Appendix 2). Erosion and Sediment Control Guidelines for Building Sites. Soils and Construction Volume 1, Managing Urban Stormwater. 	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>As part of the Project Application, the Proponent provided a commitment to implement measures to control erosion and sedimentation during demolition and construction in accordance with the Environmental Management Plan included in the Construction Management Plan for Phase 1 Mental Health.</p>

RECOMMENDED CONDITIONS	RESPONSE
<p>(15) <i>For the purposes of Section BOA (11) of the Environmental Planning and Assessment Act 1979, it is a prescribed condition of the development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:</i></p> <ul style="list-style-type: none"> • <i>Protect and support the adjoining premises from possible damage from the excavation.</i> • <i>Where necessary, underpin the adjoining premises to prevent any such damage.</i> <p><i>The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that adjoining premises will be protected and supported from possible damage from excavation and that adjoining properties will be underpinned where necessary.</p>
Demolition Requirements	
<p>(16) <i>Any demolition must be carried out in accordance with the provisions of Australian Standard AS2601-2001: The Demolition of Structures.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that any demolition is carried out in accordance with AS 2601-2001 - "The Demolition of Structures".</p>
<p>(17) <i>The Applicant is to ensure that should asbestos material be found, that it is handled, transported and disposed of in accordance with the legislative requirements and standards determined by NSW WorkCover.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that should asbestos material be found it is handled, transported and disposed of in accordance with the legislative requirements and standards determined by NSW WorkCover.</p>

RECOMMENDED CONDITIONS	RESPONSE
Lighting Requirements	
<p><i>(18) Illumination of the car park must be in accordance with AS 1158.3.1.2005, as amended, lighting for roads and public spaces.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <div> <p>COMMITMENT</p> <p>As part of the Project Application, the Proponent provided a commitment to provide lighting and signage in accordance with the relevant standards, codes and NSW Health Facility Guidelines.</p> </div>
<p><i>(19) All exterior lighting associated with the development must be designed and installed so that no obtrusive light will be cast onto any adjoining property.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <div> <p>COMMITMENT</p> <p>As part of the Project Application, the Proponent provided a commitment to provide lighting and signage in accordance with the relevant standards, codes and NSW Health Facility Guidelines.</p> </div>
Acoustic Impacts and Air Quality Requirements	
<p><i>It is recommended that the applicant be required to prepare and implement a Construction Noise Management Plan outlining measures to manage and minimise construction noise impacts. The plan should address:</i></p> <ul style="list-style-type: none"> <i>• Identification of noise generating activities.</i> <i>• Details of the length and staging of construction.</i> <i>• Identification of all sensitive receivers.</i> <i>• Monitoring procedures.</i> <i>• Proposed noise mitigating procedures and treatments.</i> <i>• Notification procedures and complaint management.</i> <i>• Contingency measures.</i> 	<p>As part of the Project Application, the Proponent provided details of construction and operation noise associated with the proposed development including measures to manage and minimise any impacts in accordance with the Construction Management Plan for Phase 1 Mental Health.</p>

RECOMMENDED CONDITIONS	RESPONSE
<p>(20) <i>The applicant must take all reasonable steps to minimise dust and noise generation during the demolition and/or construction process. No offensive noise must be emitted during either process. Such activities must only be undertaken Monday to Friday 7.00am to 6.00pm and Saturday 7.00am to 5.00pm, excepting public holidays.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <div> <p>COMMITMENT</p> <p>The Proponent commits to ensure that all reasonable steps are taken to minimise dust and noise generation during the demolition and/or construction process, that no offensive noise will be emitted during either process, and that such activities will only be undertaken Monday to Friday 7.00am to 6.00pm and Saturday 7.00am to 5.00pm, excepting public holidays.</p> </div>
<p>Waste Management Requirements</p>	
<p><i>It is recommended that the applicant be required to prepare and implement a Construction Waste Management Plan outlining measures to manage and minimise impacts from construction waste. The plan should address:</i></p> <ul style="list-style-type: none"> <i>Identify the types and quantities of waste that will be generated during the construction phase.</i> <i>Outline the measures and standards for storing, processing and disposing this waste.</i> <i>Outline the measures to minimise the production and impact of waste complaint management and contingency measures.</i> 	<p>As part of the Project Application for Phase 1 Mental Health, the Proponent provided an Environmental Management Plan which detailed the waste likely to be generated during construction, the management of such waste and the procedure for removal of hazardous waste.</p>
<p>(21) <i>Prior to the issue of Construction Certificate approval under Section 68 of the Local Government Act 1993 must be obtained from Council.</i></p> <p><i>The applicant shall submit detailed sewer layout plans including pretreatment equipment to allow for the discharge of liquid trade waste to sewer.</i></p> <p><i>Trade waste material is not to be discharged into Council's sewer system and/or stormwater system, without first obtaining such written approval.</i></p> <p><i>All conditions of the approval must be complied with.</i></p> <p><i>You are required to check with Council's Trade Waste section on 1300 242442 to determine if an approval is required.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <div> <p>COMMITMENT</p> <p>The Proponent commits to ensure that detailed sewer layout plans will be submitted to WWCC for approval prior to issue of a Construction Certificate, and that trade waste material will not be discharged into WWCC's sewer system and/or stormwater system without first obtaining written approval.</p> </div>

RECOMMENDED CONDITIONS	RESPONSE
Traffic Requirements	
<p><i>It is recommended that the applicant be required to prepare and implement a Construction Traffic Management Plan outlining measures to manage and minimise construction traffic impacts. The plan should:</i></p> <ul style="list-style-type: none"> <i>Identify the traffic volumes and movement that will occur during construction.</i> <i>Identify strategies and procedures for the parking of construction worker vehicles that will minimise impact on existing parking requirements within the area.</i> <i>Detail the proposed measures to minimise the impact of construction traffic on the surrounding road network.</i> <i>Complaint management and contingency measures.</i> 	<p>As part of the Project Application, the Proponent provided construction activity information for Phase 1 Mental Health in a submission to the WWCC Traffic Committee. However, as part of ongoing review and resolution of the proposed development, this information has been superseded and a Construction Traffic Management Plan has been prepared (see Appendix E).</p>
<p>(22) Prior to works commencing approval under Section 138 of the Roads Act 1993 is required as the work involves joining onto an existing trafficable road. The applicant must submit a written submission and certified Temporary Traffic Management Plan (TTP) for approval. Works shall be carried out in accordance with the approved details.</p>	<p>In response, the Proponent makes the following commitment:</p> <div> <p>COMMITMENT</p> <p>The Proponent commits to ensure that approval is sought for those works involving joining onto an existing trafficable road, and that a report and certified Temporary Traffic Management Plan will be submitted for approval where necessary.</p> </div>
Vehicular Access and Carparking Requirements	
<p>(23) The car park and all associated facilities must be laid out in accordance with Australian Standards AS2890.1.2004 AS2890.2 2002 and AS/NZS2890.8.2009.</p>	<p>In response, the Proponent makes the following commitment:</p> <div> <p>COMMITMENT</p> <p>The Proponent commits to ensure that the car park will be laid out in accordance with AS 2890.1.2004, AS 2890.2 2002 and AS/NZS 2890.8.2009.</p> </div>

RECOMMENDED CONDITIONS	RESPONSE
(24) <i>Prior to occupation, the paving of all vehicular movement areas must be either hotmix sealed or 150mm of reinforced concrete as a minimum.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that prior to occupation, the paving of all vehicular movement areas will comprise, at a minimum, either hotmix sealed or 150mm of reinforced concrete.</p>
Public Roadway Construction	
(25) <i>The proposed new Lewis Drive shall have a 6.5m wide carriage way between face of kerbs, 0.4m wide nature strip on the eastern side and 2.5m wide nature strip on the western side. Street lighting shall be included and constructed to the relevant Australian Standard.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>As part of ongoing review and resolution of the proposed development, and ongoing discussion with WWCC and RMS, it has been determined that New Lewis Drive will adopt the following dimensions: a 2.0m path on the west, a 6.5m two-way road and a 0.9m (minimum 0.8m) path on the east – a total width of 9.4m (refer to Figure 1). The dimensions of New Lewis Drive (and associated non-compliances) have been discussed directly with WWCC and agreed in principle (refer also to Figure 2).</p> <p>Given the proximity to adjoining residences street lighting will not be provided. However, the Proponent commits to ensure lighting to footpaths is provided.</p>

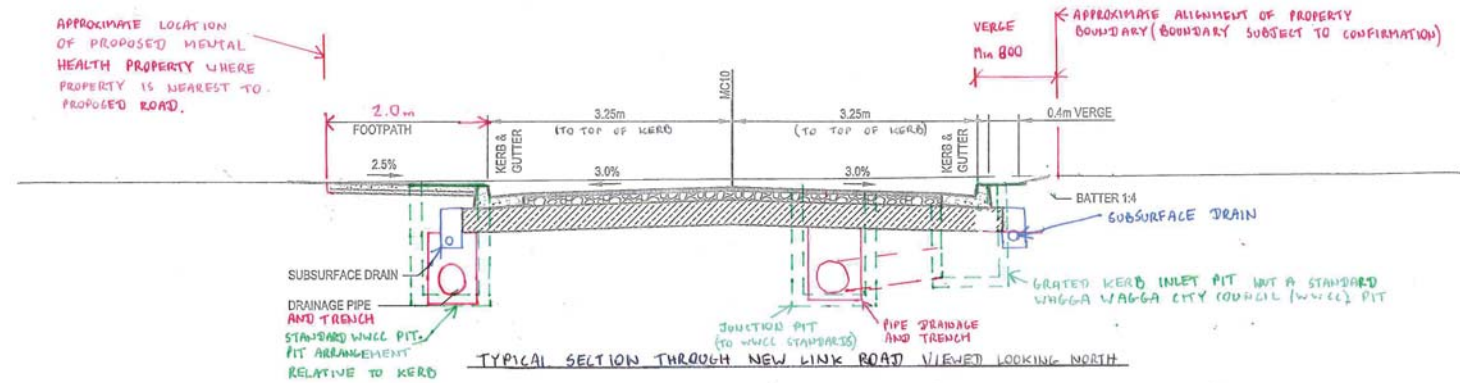


FIGURE 01: Typical Section Through New Lewis Drive

Source: SKM

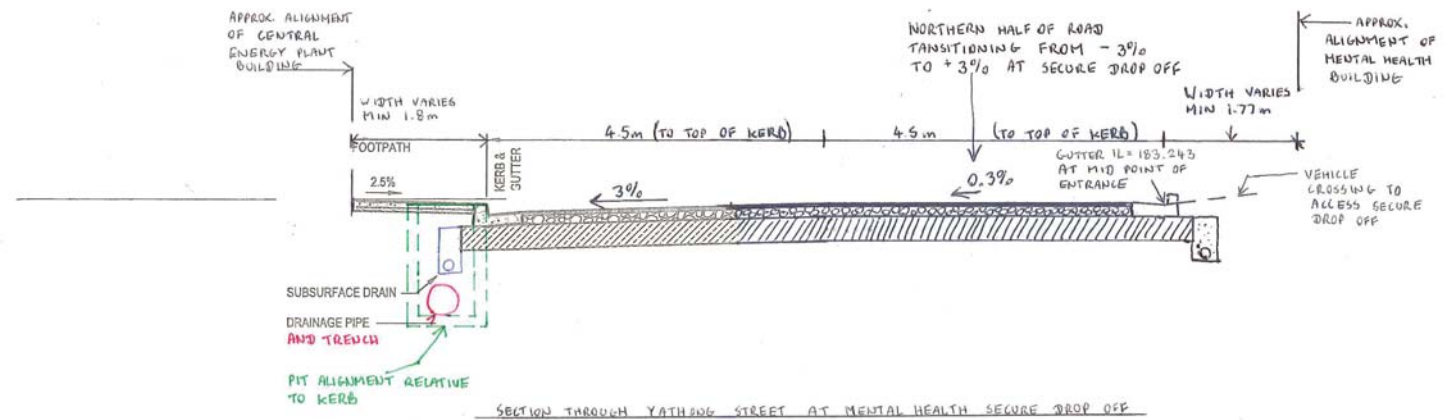


FIGURE 02: Section Through Secure Drop Off

Source: SKM

RECOMMENDED CONDITIONS	RESPONSE
(26) <i>The new section of Lewis Drive shall be designed and constructed in accordance with Councils Engineering Guidelines for Subdivision and Developments at full cost to the developer prior to dedication which shall occur at the completion of the development subject to this application.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>Following the Proponent's commitment to ensure that New Lewis Drive will adopt the dimensions specified above, the Proponent notes that the 0.9m (minimum 0.8m) wide path on the east will not accommodate the construction of a standard stormwater pit and pipe system in accordance with WWCC's Engineering Guidelines for Subdivisions and Development.</p> <p>Accordingly, the Proponent commits to provide an alternative solution for non-standard pit detailing to be approved by WWCC, with construction at full cost to the developer (refer to Figure 1).</p>
Stormwater Requirements	
(27) <i>Stormwater mains must be extended to the site, at full cost to the developer, in accordance with Council's standards and policies. The works must be carried out by Council or a licensed approved contractor under Council supervision.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that stormwater mains will be extended to the site in accordance with WWCC's standards and policies at full cost to the developer, and that the works will be carried out by WWCC or a licensed approved contractor under WWCC supervision.</p> <p>Should it be determined that WWCC's standards and policies cannot be adhered to then the Proponent commits to provide alternative solutions for non-standard detailing to be approved by WWCC.</p>
(28) <i>An easement to drain stormwater 2.5m wide must be created over the existing/proposed drainage line.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>Given that design and detailing of the internal road network will be non-standard, the Proponent commits to liaise with WWCC to provide a satisfactory solution to this recommended condition.</p>

RECOMMENDED CONDITIONS	RESPONSE
<p>(29) <i>An easement to drain stormwater 2.5m wide shall be created over the proposed drainage line from Yabtree Street to Edward Street.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>Given that design and detailing of the internal road network will be non-standard, the Proponent commits to liaise with WWCC to provide a satisfactory solution to this recommended condition.</p>
<p>(30) <i>Stormwater discharge from the completed development shall not exceed pre-development flows. Prior to the issue of the Construction Certificate the applicant shall submit to Council for approval details prepared by an appropriate qualified person that pre-development flows will be maintained.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that stormwater discharge from the completed development will not exceed pre-development flows, and that prior to the issue of the Construction Certificate the Proponent will submit to WWCC for approval details prepared by an appropriately qualified person that pre-development flows will be maintained (see Appendix F).</p>
Plumbing	
<p>(31) <i>A Section 68 Approval and Plumbing Permit must be obtained by a Licensed Plumber and Drainer prior to any sewer or stormwater work being carried out on the site. Further, a final inspection must be carried out upon completion of plumbing and drainage work prior to occupation of the development.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that a Section 68 Approval and Plumbing Permit will be obtained by a Licensed Plumber and Drainer prior to any sewer or stormwater work being carried out on site, and that prior to occupation, a final inspection of the plumbing and drainage work will be carried out.</p>
<p>(32) <i>A "Works as Executed Diagram" shall be submitted to and approved by a Council Plumbing Inspector, prior to the issue of a Final Plumbing Certificate.</i></p> <p><i>The Works as Executed Diagram must be submitted in electronic format in either AutoCAD or PDF File in accordance with Council requirements.</i></p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that a "Works as Executed Diagram" will be submitted to and approved by a WWCC Plumbing Inspector, prior to the issue of a Final Plumbing Certificate.</p>

RECOMMENDED CONDITIONS	RESPONSE
(33) <i>Prior to the commencement of any work, the applicant must supply all associated sewer and or stormwater plans for assessment and approval. The plans must indicate that pipe and pit sizing meets the requirements of AS3500 and the Plumbing Code of Australia.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that all sewer and/or stormwater plans will be provided for assessment and approval, and that the plans will indicate that pipe and pit sizing meet the requirements of AS 3500 and the Plumbing Code of Australia.</p>
(34) <i>The applicant must obtain a Compliance Certificate pursuant to Section 1 09C of the Environmental Planning and Assessment Act 1979, as amended from Council or an accredited certifying authority certifying that the plumbing work identified in column 1 has been installed in accordance with AS/NZS 3500.2003 and Plumbing Code of Australia.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that a Compliance Certificate certifying that the plumbing work has been installed in accordance with AS/NZS 3500.2003 and the Plumbing Code of Australia will be obtained.</p>
(35) <i>All plumbing and drainage work must be carried out by a Licensed Plumber and Drainer and to the requirements of AS/NZS 3500.2003 and Plumbing Code of Australia.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that all plumbing and drainage work will be carried out by a Licensed Plumber and Drainer and to the requirements of AS/NZS 3500.2003 and the Plumbing Code of Australia.</p>
Other Infrastructure Requirements	
(36) <i>Prior to occupation, the applicant shall ensure that all redundant kerb laybacks within the adjoining public streets are replaced with conventional barrier kerbing, and Council's footway rehabilitated, in accordance with Council's Engineering Guidelines for Subdivisions and Developments.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that prior to occupation, and where directly effected, all redundant kerb laybacks within the adjoining public streets will be replaced with conventional barrier kerbing, and WWCC's footway rehabilitated, in accordance with WWCC's Engineering Guidelines for Subdivisions and Development.</p>

RECOMMENDED CONDITIONS	RESPONSE
<i>(37) A \$15,000.00 contingency deposit is required prior to commencement of works to guarantee no damage is done to Council's infrastructure.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to provide a \$15,000 contingency deposit.</p>
<i>(38) Wagga Wagga City Councils Engineering Guidelines for Subdivisions and Development shall be referred to for the design of engineering requirements. Any aspect of the design which is not covered in Councils document should reference relevant specifications selected from other sources. Any aspect of the design that is not in accordance or not covered in council's document shall be listed and submitted with the plans for separate approval.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that WWCC's Engineering Guidelines for Subdivisions and Development will be referred to for the design of engineering requirements, and that any aspect of the design which is not in accordance with or not covered by WWCC's document will be listed and submitted with plans for separate approval.</p>
<i>(39) The existing public utilities that are currently within the section of Lewis Drive which is proposed to be closed shall be relocated or made redundant prior to building works commencing within that part of the site.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that the existing public utilities within the section of Lewis Drive which is to be closed will be diverted as part of the commencement of works within that part of the site.</p>
<i>(40) The requirements of other public utility authorities, being Country Energy (electricity and gas) and Riverina Water must be satisfied, prior to Council issuing a Survey Certificate and releasing of the Plan of Subdivision.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that the requirements of other public utility authorities will be satisfied prior to WWCC issuing a Survey Certificate and releasing of the Plan of Subdivision (where applicable).</p>

RECOMMENDED CONDITIONS	RESPONSE
Public Health Requirements	
(41) <i>The construction and finished area used for the manufacture, preparation, storage, packing, carriage or delivery of food for sale shall be constructed and maintained in accordance with the Food Act 2003 and Regulations 2004.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>Given that Wagga Wagga Base Hospital's central kitchen prepares all food that is served in the various departments including Mental Health, that the central kitchen is registered with and inspected by WWCC, and that there will be no finished area used for the manufacture, preparation, storage, packing, carriage or delivery of food for sale as part of Phase 1 Mental Health, this recommended condition is not applicable.</p>
(42) <i>Prior to the issue of the Occupation Certificate and two (2) days prior to the premises opening, the Applicant must contact Council's Environmental and Community Services Directorate for a Health Inspection and registration of the premises in accordance with the Food Act 2003 and the NSW Food Regulations 2010, Food Safety Standards Code.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>Given that Wagga Wagga Base Hospital's central kitchen prepares all food that is served in the various departments including Mental Health, and that the central kitchen is registered with and inspected by WWCC, this recommended condition is not applicable.</p>
(43) <i>The installation and operation of all cooling towers and warm water systems are to comply with the Public Health (Microbial Control) Regulations and Australian Standard 3666. The applicant is required to register with Council's Environment and Community Services Directorate any and all water cooled cooling towers and/or warm water mixing systems which are installed on the land.</i>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>Given that there will be no installation and operation of cooling towers and warm water systems as part of Phase 1 Mental Health, this recommended condition is not applicable.</p>
Land Consolidation and Public Road Closure Requirements	
<i>It is recommended that all allotments the subject of this application be consolidated into one title prior to the occupation of the building.</i>	The Proponent commits to ensure that all allotments the subject of this application be consolidated into one title prior to the occupation of the building.

RECOMMENDED CONDITIONS	RESPONSE
<p>(44) The subject section of Lewis Drive which is to be closed shall be gazetted prior to commencement of works.</p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that the section of Lewis Drive which is to be closed will be gazetted upon approval of the Project Application for Phase 1 Mental Health.</p> <p>WWCC has agreed to a temporary road closure to facilitate the commencement of works while the process of formal road closure is undertaken.</p>
<p>(45) The applicant must obtain a Subdivision Certificate, pursuant to Section 1 09C of the Environmental Planning and Assessment Act 1979, as amended from Council, prior to its lodgement with the Lands Titles Office.</p> <p>The Final Survey Plan must be submitted to Council along with the application for Subdivision Certificate and associated checklist.</p>	<p>In response, the Proponent makes the following commitment:</p> <p>COMMITMENT</p> <p>The Proponent commits to ensure that a Subdivision Certificate is co-ordinated with WWCC for lodgement with the Lands Titles Office.</p>

RECOMMENDED CONDITIONS	RESPONSE
Monetary Contributions	
<p><i>The Wagga Wagga Base Hospital Redevelopment Project will be subject to contributions in accordance with the following documents:</i></p> <ul style="list-style-type: none"> • <i>City of Wagga Wagga S94A Levy Contributions Plan 2006.</i> • <i>Wagga Wagga City Council Development Servicing Plan - Stormwater - November 2007.</i> • <i>City of Wagga Wagga Development Servicing Plan for Sewerage - February 2006.</i> <p><i>It is recommended that contributions be calculated in accordance with the provisions of these plans and that the following conditions of consent be used to impose the requirements for such contributions:</i></p> <ul style="list-style-type: none"> • <i>Pursuant to s94A of the Environmental Planning and Assessment Act 1979 and City of Wagga Wagga Section 94A Levy Contributions Plan 2006, prior to the commencement of works, the applicant must pay to Council a levy in the amount of \$ towards the cost of one or more of the public facilities specified in the Works Schedule to that Plan. This amount must be indexed in accordance with clause 2SJ(4) of the Environmental Planning and Assessment Regulation 2000 and clause 11 of the City of Wagga Wagga Section 94A Levy Contributions Plan 2006. A copy of the City of Wagga Wagga Section 94A Levy Contributions Plan 2006, is available for inspection at Council Chambers, corner Baylis and Morrow Streets, Wagga Wagga.</i> • <i>Pursuant to s64 of the Local Government Act 1993, and Division 10 of Part 2 of Chapter 6 of the Water Management Act 2000, prior to the commencement of works, a Compliance Certificate must be obtained for water management works (as defined in s283 of the Water Management Act 2000) relating to the development.</i> <p><i>Alternatively, this condition is satisfied by virtue of payment of the figure nominated within this condition. Evidence of payment receipt shall be provided to Council prior to the commencement of works.</i></p>	<p>This recommended condition has been amended in WWCC's additional submission provided to DP&I.</p> <p>The Proponent's commitment to the amended condition is provided below (see Part 2.3.2).</p>

2.3.2 Wagga Wagga City Council Additional Submission

As part of ongoing discussions between Wagga Wagga City Council, Sinclair Knight Merz and the Proponent, Wagga Wagga City Council has provided DP&I with an additional submission. This submission amends the recommended condition relating to Monetary Contributions.

The Proponent's commitment to the amended condition is provided below.

RECOMMENDED CONDITIONS	RESPONSE
Monetary Contributions	
<p><i>The Wagga Wagga Base Hospital Redevelopment Project will be subject to contributions in accordance with the following documents:</i></p> <ul style="list-style-type: none"> • <i>Wagga Wagga City Council Development Servicing Plan - Stormwater - November 2007.</i> • <i>City of Wagga Wagga - Development Servicing Plan for Sewerage - February 2006.</i> <p><i>It is recommended that contributions be calculated in accordance with the provisions of these plans and that the following conditions of consent be used to impose the requirements for such contributions:</i></p> <ul style="list-style-type: none"> • <i>Pursuant to Section 64 of the Local Government Act 1993 and Division 10 of Part 2 of Chapter 6 of the Water Management Act 2000, prior to the commencement of works, a compliance certificate must be obtained for water management works (as defined in the section 283 of the Water Management Act 2000) relating to the development.</i> <p><i>Alternatively this condition is satisfied by virtue of payment of the figure nominated within this condition. Evidence of payment receipt shall be provided to Council prior to the commencement of works:</i></p> <p>DSP Contribution Sewer Contribution: \$174,354.18</p> <p><i>This contribution is based on 56 beds x 1.43 equivalent tenements (ET) x \$2,177.25 (value of an ET) = \$174,354.18.</i></p> <p>DSP Stormwater Contribution: \$25,991.83</p> <p><i>This contribution is calculated by 4,489sqm (additional impervious area) x \$3,007.00 (ET) x 177.6 (CPI adjustments) /800mm (average area of residential lot) x 0.74 (coefficient of run-off for residential lot) x 155.8 (base rate for CPI adjustment) = \$25,991.83.</i></p> <p>Note: The total Section 64 Contribution required is \$200,346.01.</p>	<p>The Proponent acknowledges that the proposed development (Phase 1 Mental Health), together with subsequent phases to which funding is committed, will add to the inflows of both sewer and stormwater, and that contributions are payable in accordance with Wagga Wagga City Council Development Servicing Plan - Stormwater - November 2007 and City of Wagga Wagga - Development Servicing Plan - Sewerage - February 2006.</p> <p>Further to WWCC's additional submission, and following ongoing discussions between WWCC, SKM and the Proponent, it has been agreed that a 'pro rata' apportionment of Section 64 contributions will be made in the order of \$150,000 for sewer and \$20,000 for stormwater – a total S64 contribution of \$170,000.</p> <p>The contribution is based on the approximate equivalent tenements of the final Wagga Wagga Base Hospital Redevelopment (the Concept Plan) and may be adjusted or refunded where the redevelopment changes or does not proceed as per the previously submitted Concept Plan.</p> <p>Accordingly, the Proponent commits to ensure that the S64 contribution (as above) will be paid prior to the commencement of the proposed development (Phase 1 Mental Health). The Proponent commits to make this payment subject to further agreement as to the full extent of the fees to be reached upon lodgement of the subsequent phase of the redevelopment of the hospital, with the balance of the fees to be paid prior to the commencement of works of that phase.</p> <p>The discussions and agreements between WWCC, SKM and the Proponent are documented in a series of emails.</p>



Public Exhibition and Information Display Shopfront



Display Boards 1 - 5 (plus updated floor plans of Mental Health)



Display Boards 9 - 14



Display Boards 5 - 8 (plus updated floor plan of Mental Health)



Display Boards 11 - 15



The Proponent's Representatives

3.0 PUBLIC EXHIBITION AND INFORMATION DISPLAY

Following lodgement of the Project Application and Environmental Assessment for Phase 1 Mental Health of the Wagga Wagga Base Hospital Redevelopment Project, which was then placed on exhibition by DP&I, the Proponent held a Public Exhibition and Information Display in Wagga Wagga on 30 and 31 January 2012.

The public was invited to call in to the two day exhibition, which was advertised in local papers and via radio, to view the latest drawings, and meet members of the project team and discuss the proposed development.

On display were some 15 boards including plans, 3D visualisations and artist's renderings, as well as a description of the works and subsequent phases and a flow chart of the approval process. The boards comprised:

- (1) 3D visualisation of the Mental Health Building;
- (2) Description of the Phase 1 works;
- (3) Plan of the Phase 1 works in context;
- (4) Ground floor plan of the Mental Health Building;
- (5) Level one plan of the Mental Health Building;
- (6) Massing model of the Mental Health Building and existing hospital from the south-east;
- (7) Massing model of the Mental Health Building and existing hospital from the north-east;
- (8) Elevations of the Mental Health Building;
- (9) Artist's impression of the Mental Health Building in the context of the existing hospital;
- (10) Artist's impression of the Mental Health Building;
- (11) Artist's impression of the courtyard of the Mental Health Building;
- (12) Flowchart of the Part 3A approval process;
- (13) Masterplan and staging diagrams of the Phase 1, 2 and 3 works;
- (14) Description of the Phase 1, 2 and 3 works; and
- (15) 3D visualisation of the Mental Health Building and Acute Hospital.

In addition, A3 copies of the Project Application and Environmental Assessment were available to view and included the full set of architectural drawings.

Some 30 people visited the exhibition where it was explained that the Mental Health Building represented Phase 1 of the three committed Phases which had received funding in the order of \$282 million from Federal and State sources. Visitors expressed strong support for the Mental Health Building and many provided comments with the key issues being:

- Redevelopment of the hospital was long overdue;
- An increase in the number of beds and staff was needed for continued and improved quality of care; and
- The new Mental Health facilities would provide essential infrastructure for the region.

Some visitors provided input relating to detailed design, suggesting items such as working gardens and improved security, while others noted the high levels of existing traffic and expressed a preference for development on a totally new site.

The full set of comments and summary is provided at Appendix G.

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4.0 CHANGES TO PROPOSED DEVELOPMENT

4.1 TRAFFIC

To ensure exhibition of the Project Application for Phase 1 Mental Health was not delayed, DP&I agreed to the additional information relating to construction workforce car parking and traffic issues being deferred and included in this report. These issues have now been resolved and a response is provided below (see Part 4.1.1 and 4.1.2).

4.1.1 Construction Workforce Car Parking

Construction workforce car parking, to cater for a peak workforce in the order of 140 persons (and 140 vehicles), was previously identified as needing to be provided off-site. Various options were investigated to accommodate this demand off-site in new areas of car parking however these were subsequently deemed unsuitable.

As part of ongoing review and resolution of the proposed development, it has been determined that the peak construction workforce (for approximately one month of the construction period) will be in the order of 125 persons, with an associated peak parking demand of 59 vehicles.

As part of the construction process, on-site car parking has been allocated for 34 vehicles which will accommodate the parking demand for approximately 50% of the total construction period. This represents a shortfall of 25 car parking spaces. However, the shortfall can be met by use of increased parking on Brookong Avenue and Murray Street, provided as part of Wagga Wagga City Council's parking strategy. (At the Wagga Wagga City Council Extraordinary Traffic Committee Meeting held on 11 October 2011 the implementation of increased parking along Brookong Avenue and Murray Street was endorsed).

Accordingly, during periods of construction when parking demand cannot be met on-site vehicles will be able to park on-street with little impact to the currently provided amenity.

Refer to Appendix E.

New Lewis Drive

Various options have been identified and discussed for the operation and geometry of New Lewis Drive.

As part of ongoing review and resolution of the proposed development, and ongoing discussion with Wagga Wagga City Council and NSW Roads and Maritime Services, it has been determined that New Lewis Drive will be a two-way street.

It has also been determined that New Lewis Drive will adopt the following dimensions: a 2.0m path on the west, a 6.5m two-way road and a 0.9m (minimum 0.8m) path on the east – a total width of 9.4m.

Refer to Figure 1.

4.2 BUILT FORM

As part of ongoing review and resolution of the proposed development, and a process of value engineering, the built form of the new Mental Health Building has been subject to minor changes.

The resulting overall changes which have impacted on the built form include:

- Omission of clerestory windows throughout;
- Simplification of roof pitches to all but the northern pod (blanking panels are provided to the northern facade); and
- Omission of perforated solar shading to the ground floor north elevation.

Given the minor impact of the changes only the elevations and roof plan have been amended.

The specific changes which are shown on the amended drawings are:

- Fritted glazing to balconies omitted, replaced by powder coated aluminium perforated sunscreens;
- Glazed high level windows to north elevation amended to CFC cladding panels, remaining glazed high level windows omitted, roof profile updated, sun tubes added to roof plan;
- Single ply membrane roof amended to metal roofing in Klip-Lock 700;
- Plant room roof profile amended;
- Extent of louvres to plant room reduced to meet engineering requirement;
- East elevation stair amended to enclosed stair to roof and Level 2 plant room; and
- Introduction of columns to main entry ramp.

The amended architectural drawings are provided at Appendix H.

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5.0 CONCLUSION

The responses set out in this Preferred Project Report address the issues raised in the submissions lodged by State government agencies and Wagga Wagga City Council.

This Preferred Project Report provides clarification on issues raised relating to the information provided in the Project Application and Environmental Assessment (including Appendices A-O). It also sets out the Proponent's commitments to both addressing the issues raised and the suggested conditions proposed by State government agencies and Wagga Wagga City Council, following careful examination of such as part of the submission review process.

As part of this report, an overview is provided of the Public Exhibition and Information Display that took place in Wagga Wagga on 30 and 31 January 2012 (see Appendix G). Amended architectural drawings are also provided (see Appendix H). These show changes to the proposed development which have occurred as the project has evolved. These changes are consistent with the intent of the Project Application and Environmental Assessment lodged in September 2011 and will not have any adverse environmental impact.

This Preferred Project Report and Appendices A-H, together with the Project Application and Environmental Assessment and Appendices A-O lodged with the Department of Planning and Infrastructure in September 2011, form the complete application for the Wagga Wagga Base Hospital Redevelopment (MP11_0087).

Accordingly, the Proponent looks forward to the Minister's favourable consideration of the Project Application and this supporting Preferred Project Report.

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6.0 SCHEDULE OF APPENDICES

Appendices A - G are provided as a separate document at A4. Appendix H is included in this document.

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| A. | NSW Heritage Council Submission
Prepared by Vincent Sicari
Manager, Conservation Team |
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| B. | NSW Roads and Maritime Services Submission
Prepared by R Elrington
Acting Regional Manager, South West Region |
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| C. | Wagga Wagga City Council Submission
Prepared by Colby Farmer
Manager, Development Services |
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| D. | Wagga Wagga City Council Additional Submission
Prepared by Andrew Crakanthorp
Director, Planning |
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| E. | Construction Traffic Management Plan
Prepared by SKM |
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| F. | Development Stormwater Flow Statement
Prepared by SKM |
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| G. | Public Exhibition and Information Display Comments
Prepared by LFA (Pacific) Pty Ltd |
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| H. | Architectural Drawings
Prepared by Rice Daubney |
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