

WILLOWTREE PLANNING



27 March 2026

REF: WTJ26 - 094

Mr. David Gibson
Team Leader, Social Infrastructure Assessments
NSW Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

By email: david.gibson@planning.nsw.gov.au

**RE: REQUEST FOR INDUSTRY-SPECIFIC SEARS
PROPOSED HOSPITAL EXPANSION
PROPERTY AT 26-36 HARDY AVENUE, WAGGA WAGGA (LOT 2 DP1271205)**

Dear David,

We write on behalf of Calvary Health Care (the Proponent) to the NSW Department of Planning, Housing and Infrastructure (DPHI) in support of a request for industry-specific Secretary's Environmental Assessment Requirements (SEARs), under the Rapid Assessment Framework (RAF). The intent of the letter is to demonstrate that the proposal is eligible for industry-specific SEARs.

The proposal involves the expansion to the Calvary Riverina Hospital (Hospital) at 26-36 Hardy Avenue, Wagga Wagga, legally described as (Lot 2 DP1271205) (the Site).

The Site is located within the Wagga Wagga Local Government Area (LGA) and is zoned SP2 – Infrastructure (Hospital) and R1 – General Residential, pursuant to the *Wagga Wagga Local Environmental Plan 2010* (WWLEP2010). While a portion of the broader landholding extends into the R1 – General Residential zone, the proposed works are wholly confined to land zoned SP2 – Infrastructure.

The proposed development falls within the definition of a health services facility which is permissible with consent within the SP2 Infrastructure (Hospital) zone under WWLEP2010.

The proposed development seeks consent for the expansion of the existing Hospital including alterations and extensions to existing facilities, construction of new hospital buildings and associated infrastructure, with a total Estimated Development Cost (EDC) of approximately \$49,470,470m (ex GST).

Accordingly, the proposed development satisfies the definition of State Significant Development (SSD) pursuant to Schedule 1, Clause 14 of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP), being development for the purpose of Hospital with EDC of more than \$30 million.

This letter provides an overview of the proposed development and the relevant planning framework that applies to enable the issuance of industry-specific SEARs, which will then guide the preparation of a formal Environmental Impact Statement (EIS) for development of the subject site.

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REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

In summary, the proposal is considered to meet the criteria for industry-specific SEARs, based on the following:

- It does not constitute Designated Development
- It is wholly permissible
- It does not involve a concept development application (DA)

The following sections provide an overview of the proposal to inform the NSW DPHI's decision making for the issuance of industry-specific SEARs.

The following accompany this request for Industry-Specific SEARs:

- Preliminary Plans prepared by Team2 Architects – **Appendix 1**
- Preliminary Estimated Development Cost prepared by MBM - **Appendix 2.**

1.0 SITE DESCRIPTION

The Site is identified as 26–36 Hardy Avenue, Wagga Wagga, legally described as Lot 2 DP1271205.

The Site is zoned SP2 Infrastructure (Hospital) pursuant to the WWLEP2010.

Existing attributes of the Site are noted as follows:

- The Site has an area of approximately 3.7 hectares and occupies a large consolidated block bounded by Hardy Avenue to the north, Lewisham Avenue to the east, Meurant Avenue to the south and Emblen Street to the west
- The Site contains the Calvary Riverina Hospital, comprising a number of hospital buildings, medical suites and supporting health services infrastructure.
- Built form across the Site generally ranges between one and three storeys, with larger hospital buildings located centrally and smaller ancillary buildings located toward the perimeter.
- The Site includes internal access roads, landscaped areas and multiple at-grade parking areas serving patients, visitors and staff.
- Surrounding land uses are predominantly low-density residential, with additional hospital buildings and medical facilities located to the west.
- The Site forms part of an established health services precinct serving the Wagga Wagga community and the broader Riverina region.
- Vehicular access is provided via multiple access points from Hardy Avenue and Meurant Avenue, enabling circulation throughout the Site.
- The Site is generally flat and substantially developed, with landscaped areas and mature vegetation distributed throughout the landholding.

The existing site context is shown in **Figure 1** and **Figure 2** below.



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD

26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

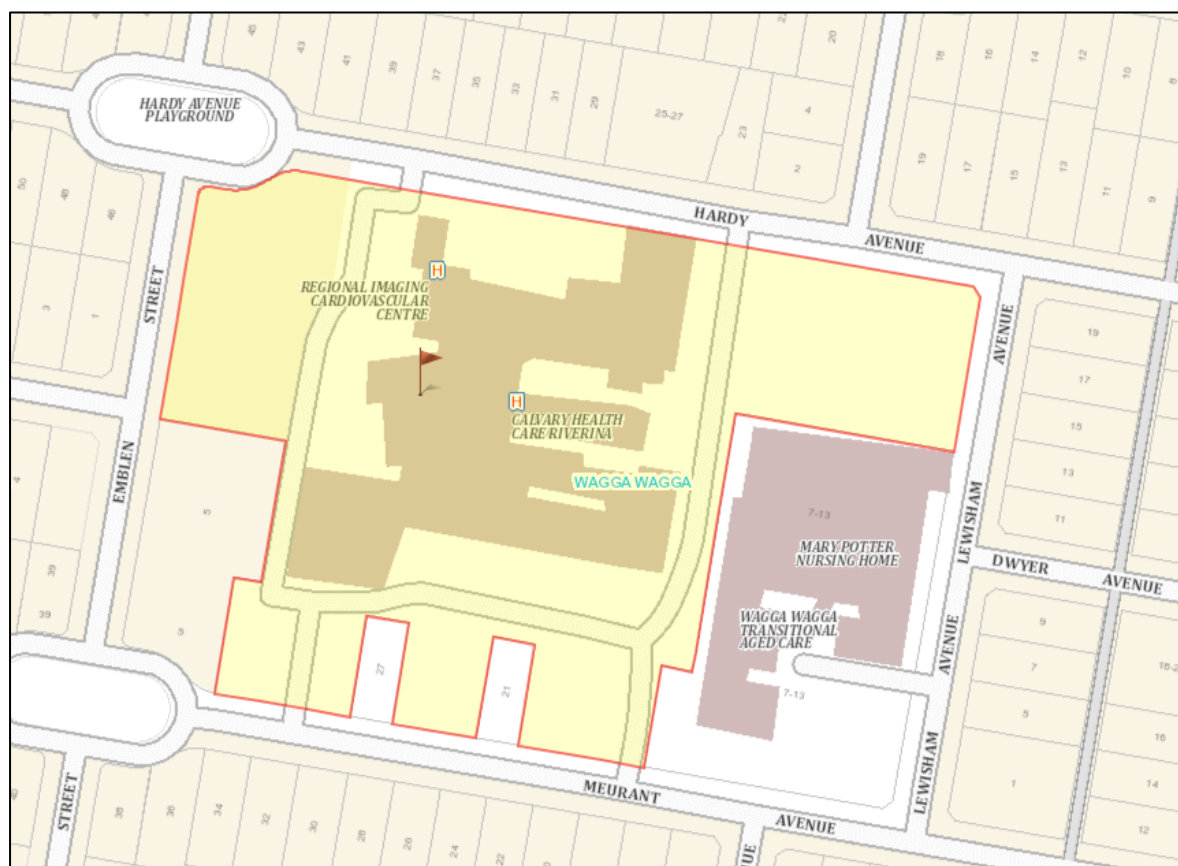


Figure 1. Cadastral Map (Source: SIX Maps, 2026)

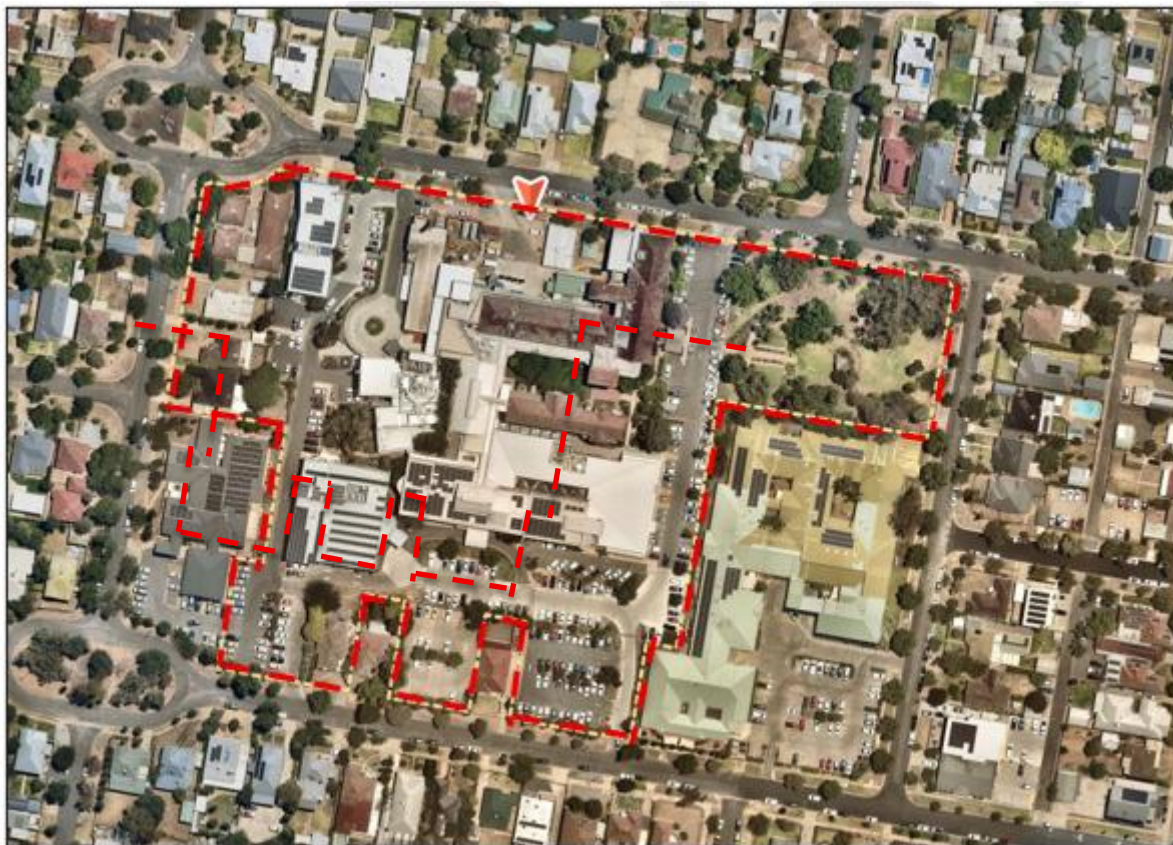


Figure 2. Aerial Map (Source: Near map, 2026)



2.0 PROPONENT DETAILS

The Proponent for this proposal is Calvary Health Care, refer to **TABLE 1**.

TABLE 1: PROPONENT CONTACT DETAILS	
Company Details	Calvary Health Care Holdings Ltd
Contact Name	Natalie Vaughan
Position	Senior Development Manager
Contact Number	0484 036 433
Email Address	Natalie.Vaughan@calvarycare.org.au

3.0 ESTIMATED DEVELOPMENT COST

The estimated development cost (EDC) of the proposed development in accordance with the definition under the *Environmental Planning & Assessment Regulation 2021* (EP&A Regulation), is estimated based on the scope of works outlined in **Section 4.0** below.

A preliminary EDC has been prepared by MBM, and included in **Appendix 2**, which estimates a total EDC of over \$49.47 million (ex GST).

4.0 PROJECT DETAILS

The proposal will seek development consent for the expansion of the Calvary Riverina Hospital at 26–36 Hardy Avenue, Wagga Wagga. Preliminary architectural plans prepared by Team2 Architects are provided within **Appendix 1** and **Figures 3 to 5**.

The proposed development comprises an expansion and reconfiguration of the existing hospital facilities to support the delivery of additional healthcare services. The proposed redevelopment is intended to occur in stages to maintain hospital functionality during construction, while enabling a staged transition toward the ultimate redevelopment outcome.

The Site has recently been subject to approved works under DA25/0137, which authorised the demolition of an existing building (O'Connor House). The area associated with these works is located within the western portion of the Site and forms part of the broader Hospital identified for future redevelopment.

The proposed works are proposed to be located within and immediately adjacent to the existing Hospital buildings, primarily within the central and western portions of the Site, where existing structures and previously cleared areas provide opportunities for expansion.

Stage 1 will be progressed via a Development Application (DA) to Wagga Wagga City Council (Council). Stage 1 of the proposed development comprises an initial expansion and reconfiguration of the existing operating unit at Calvary Riverina Hospital, generally located over the former O'Connor House site and adjoining back-of-house areas. These works represent the first phase of a broader redevelopment strategy, which ultimately seeks to establish an improved “front-of-house” interface to Hardy Avenue (to be realised under the future SSDA stage).

The Stage 1 DA will seek consent for:

- The construction of approximately 990m² of additional gross floor area across Levels 1 and 2, in addition to roof-top plant (details to be confirmed).
- At Level 2, the decommissioning of three (3) existing operating theatres and their replacement with four (4) new operating theatres, resulting in a total of six (6) operating theatres within the upgraded operating unit.
- Reconfiguration works within approximately 400m² of the existing Level 2 floor area, including:
 - Conversion of an existing birthing suite store to staff change facilities;



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

- Provision of additional support spaces associated with the operating unit.
- At Level 1, expansion of plant and engineering services, together with provision for future back-of-house storage to support ongoing hospital operations and facilitate future stages of redevelopment.

Stage 2 will be progressed as an SSD in accordance with this SEARs request, to include: Stage 2 comprises the substantive expansion of the hospital's operating unit and broader redevelopment works, which will be subject to a future State Significant Development Application (SSDA). This stage will complete the transformation of the site, including the delivery of an activated "front-of-house" interface to Hardy Avenue.

The Stage 2 SSDA is anticipated to include:

- The construction of approximately **2,810m²** of additional gross floor area across Levels 1 and 2, plus roof-top plant.
- Level 2:
 - Provision of an additional four (4) operating theatres, increasing total capacity to ten (10) operating theatres across the site;
 - Delivery of an expanded recovery area comprising approximately 31 bays;
 - A new pre-operative intake and holding area (10 bays);
 - A relocated and expanded Day of Surgery Admissions, integrated with the operating unit.
- Level 1 (Ground):
 - Introduction of a consulting tenancy fronting Hardy Avenue, improving street activation and public interface;
 - Provision of additional back-of-house storage and service areas to accommodate revised vehicle access and goods handling arrangements.
- Internal reconfiguration of existing Level 2 areas, including:
 - Relocation and expansion of consulting suites, loan equipment storage and prosthetics storage;
 - Minor refurbishment works to the existing Intensive Care Unit (ICU) and associated clinical areas.

Stage 2 will significantly enhance the hospital's surgical capacity, operational efficiency, and urban interface, supporting its ongoing role within the Wagga Wagga Health and Knowledge Precinct.

The proposed Hospital expansion for the DA and SSD is shown in **Figures 3 to 5** below.

Height, GFA and FSR

There is no height limit applicable to the site. The proposed extension will be 2 storeys plus roof plant. **Refer to Figure 5.**

The proposed GFA for the two stages is approximately as follows:

- Stage 1 (Council DA) - Approximately 990m² new building area across Level 1 & 2, plus roof top plant.
- Stage 2 (SSD) - Approximately 2,810m² new building area across Level 1 & 2, plus roof top plant.

The existing GFA is approximately as follows:

- LG - Assume at least 200m²
 - GF (level 1) - 8662m² (includes Rad Onc tenant building assume 1 storey as do not have plans- 1224m²)
 - Level 2 - 5472m² (Excludes roof top plant)
 - Level 3 - 1852m² (excludes roof top plant)
- Total = 16,186 m²**

Note - this GFA is approximate only and will be confirmed for lodgement of the SSD. Also, the GFA excludes O'Connor House, which is soon being demolished.



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

Furthermore, we note also that there are other buildings located on same title. The GFA of these buildings is approximate and these buildings do not form part of the proposal:

- Houses (assuming single storey) total - 994m²
- Notre Dame (GF & LI) - 710m²

The Site has maximum FSR control of 2:1. It is noted that the entire lot includes open space and other buildings not part of the hospital site/development.

The approximate total existing GFA of buildings (excluding O'Connor House which is soon to be demolished) on the site is approximately 17,890m².

With newly proposed areas being approximately 4,284m², this would result in a total area of 22,174m². This would represent an FSR of approximately 0.6:1, which is well below the maximum FSR control of 2:1.

Further confirmation of the FSR will be required post lodgement of the SEARs request upon completion of a detailed site survey.

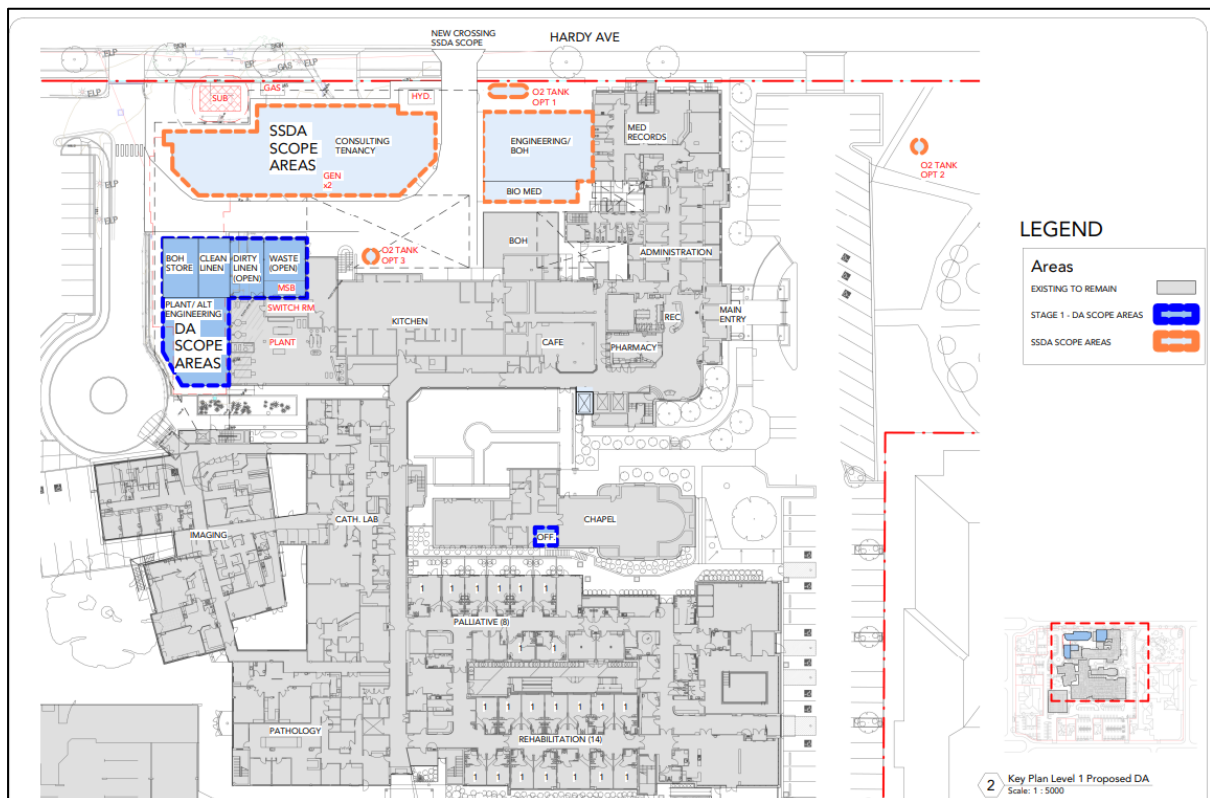


Figure 3 Calvary Riverina Master Plan Level 1 (Source: Team2 Architects, 2026)

REQUEST FOR INDUSTRY-SPECIFIC SEARS
 Calvary Riverina Hospital Expansion SSD
 26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

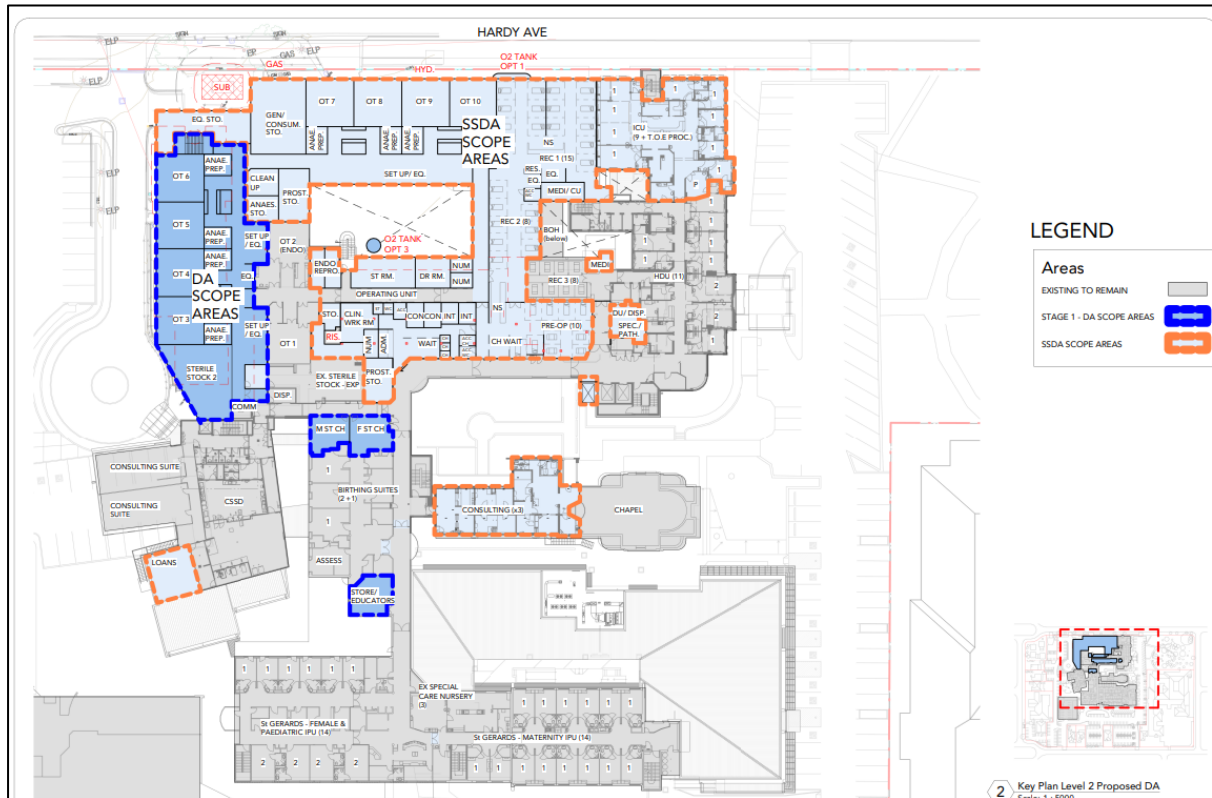


Figure 4: Calvary Riverina Master Plan Level 2 (Source: Team2 Architects, 2026)

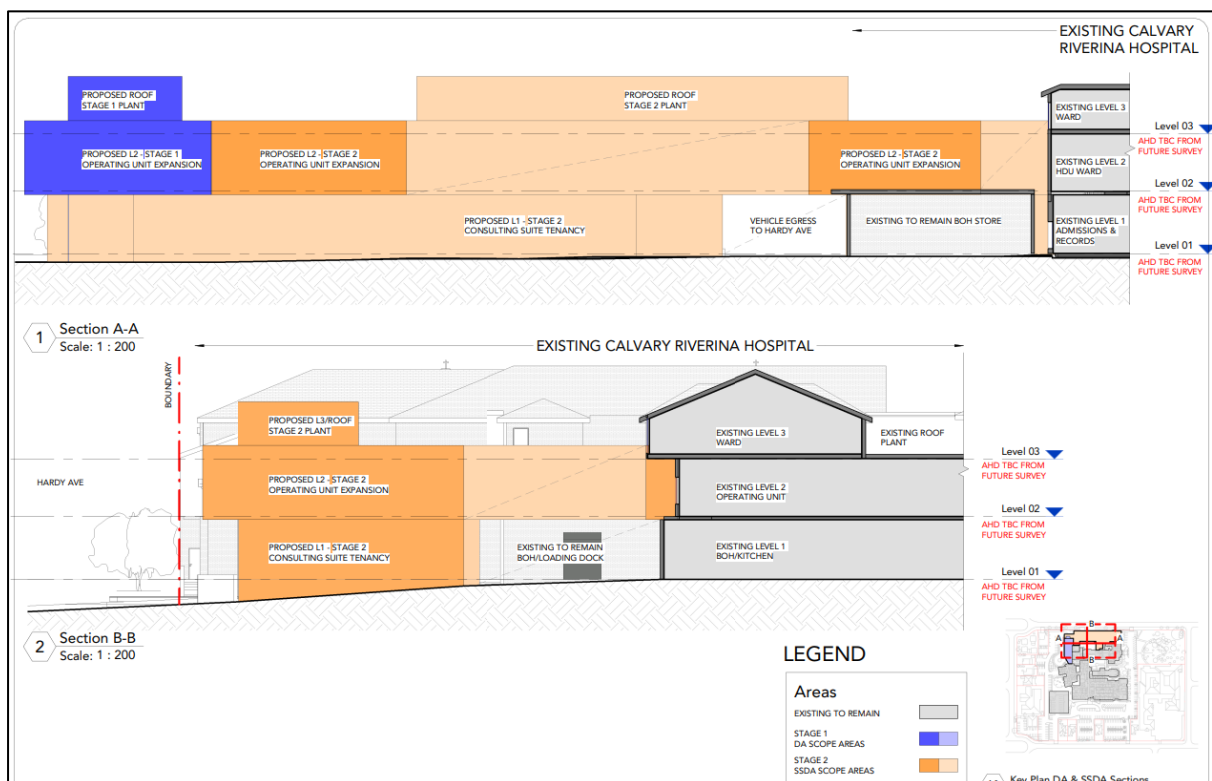


Figure 5: Proposed Sections - DA & SSDA Scope (Source: Team2 Architects, 2026)

5.0 STATUTORY CONTEXT

This section sets out the statutory planning framework and controls relevant to the proposal. Detailed consideration of all relevant statutory requirements will be provided in the EIS.

The following statutes, strategic plans and policies have been considered as part of the development planning phase:

Commonwealth Planning:

- *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*

State Planning:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *Biodiversity Conservation Act 2016*
- *Rural Fires Act 1997*
- *Heritage Act 1977*
- *Roads Act 1993*
- *Protection of the Environment Operations Act 1997*
- *Water Management Act 2000*
- *National Parks and Wildlife Act 1974*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*

Local Planning:

- *Wagga Wagga Local Environmental Plan 2010*

5.1 Environment Protection and Biodiversity Conservation Act 1999

Under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), any action (which includes a development, project or activity) that is considered likely to have a significant impact on Matters of National Environmental Significance (MNES) (including nationally threatened ecological communities and species and listed migratory species) must be referred to the Commonwealth Minister for the Environment. The purpose of the referral is to allow a decision to be made about whether an action requires approval at a Commonwealth level. If an action is considered likely to have significant impact on MNES, it is declared a “controlled action” and formal Commonwealth approval is required.

The requirements of the EPBC Act will be considered as part of the forthcoming EIS.

5.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the overarching governing statute for all development in NSW and pursuant to Part 4, the proposal is considered SSD under the Planning Systems SEPP.

5.2.1 Section 4.15(1) of the EP&A Act 1979

Section 4.15(1) of the EP&A Act specifies the matters, that a consent authority must consider when determining a DA. The forthcoming EIS will consider and address all matters outlined in Section 4.15 of the EP&A Act.

5.2.2 Section 4.46 of the EP&A Act 1979 – Integrated Development

Section 4.46 of the EP&A Act defines ‘Integrated Development’ as matters which require consent from the consent authority and one or more authorities under related legislation.



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

The integrated development provisions do not apply to SSD. Nevertheless, the NSW RFS and other agencies will be referred the application during the exhibition process.

5.3.1 Section 7 – Designated Development

Section 7(1) of the EP&A Regulation states that: *“Development described in Schedule 3, Part 2 is declared to be designated development unless it is not designated development under Schedule 3, Part 3.”*

The proposal, being a Hospital, does not trigger Designated Development pursuant to Schedule 3 of the EP&A Regulation.

5.4 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) and *Biodiversity Conservation Regulation 2017* (BC Regulation) seek to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

Part 7 of the BC Act sets out requirements for biodiversity assessments and approvals under the EP&A Act.

Pursuant to Section 7.2(1) of the BC Act, development or an activity is likely to significantly affect threatened species if:

- (a) *it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or*
- (b) *the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or*
- (c) *it is carried out in a declared area of outstanding biodiversity value.*

Pursuant to Section 7.9 of the BC Act, an SSD “is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values”.

The Site is not identified as containing areas mapped on the Biodiversity Values Map (BV Map), and accordingly a BDAR waiver will be sought in accordance with the SEARs requirements

5.5 Rural Fires Act 1997

The Rural Fires Act seek to ensure that development does not increase the risk of bushfire attack or increase risk to human life, property or other assets.

The proposed development constitutes a Special Fire Protection Purpose (SFPP) under the Rural Fires Act, as it involves a Hospital.

The Site is not identified as bushfire-prone land and is located within the established urban area of Wagga Wagga. Accordingly, approval from the NSW Rural Fire Service is not required, and bushfire risk is not considered to be a constraint to the proposed development.

5.6 Protection of the Environment Operations Act 1997

Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act) contains a core list of activities that require a licence before they may be undertaken or carried out. The definition of an ‘activity’ for the purposes of the POEO Act is:

“an industrial, agricultural or commercial activity or an activity of any other nature whatever (including the keeping of a substance or an animal).”



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

Under the POEO Act, Schedule 1, Clause 9(1) 'general chemicals storage', which would include storage of any chemicals, diesel fuel or radioactive substances, is a Scheduled Activity. Capacity to store greater than 20 tonnes (pressurised gases), 200 tonnes (liquefied gases) or 2,000 tonnes (chemicals in any other form) requires an EPL from the NSW EPA.

The proposed development will include review of the relevant thresholds under Schedule 1 with respect to Dangerous Goods, including provisions for storage and any other hazardous goods required to be stored on-site. It is not expected that an Environmental Protection License (EPL) will be required as a result of the Hospital extension.

5.7 Roads Act 1993

Pursuant to Section 138 of the Roads Act 1993, approval from the appropriate roads authority will be required to carry out works within the public road reserve, including works associated with the provision of site vehicular access.

The proposal does not involve any works to the public road reserve and will utilise existing site vehicular access. Environmental Planning and Assessment Regulation 2021

5.8 Water Management Act 2000

The objective of the WM Act is the sustainable and integrated management of the state's water for the benefit of both present and future generations.

There are no waterbodies mapped on the Site and the proposal is not expected to interfere with the existing ground water level. Accordingly, the proposed development is not expected to require a Controlled Activity Approval.

5.9 National Parks and Wildlife Act 1974

The National Parks and Wildlife Act 1974 (NPWS Act) is the primary legislation protecting Aboriginal objects and places.

A search of the Aboriginal Heritage Information Management System (AHIMS) database was undertaken for the Site and surrounding area. The AHIMS search within a 200m buffer of the Site identified no recorded Aboriginal sites or declared Aboriginal places within or immediately adjacent to the Site. However, a broader 1km search identified two Aboriginal sites and one declared Aboriginal place within the wider locality, being Wollundry Lagoon & Tony Ireland Reserve (refer to **Figure 6** below).

The Site is highly developed and has been subject to significant historical disturbance associated with the construction and ongoing operation of the Hospital and associated infrastructure. As such, the likelihood of Aboriginal objects occurring within the Site is considered to be low.

Regardless, Aboriginal objects are protected under the National Parks and Wildlife Act 1974, and appropriate procedures would apply should any unexpected heritage items be identified during future works. In addition, an Aboriginal Cultural Heritage Assessment Report will be prepared in accordance with the SEARs requirements.



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD

26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

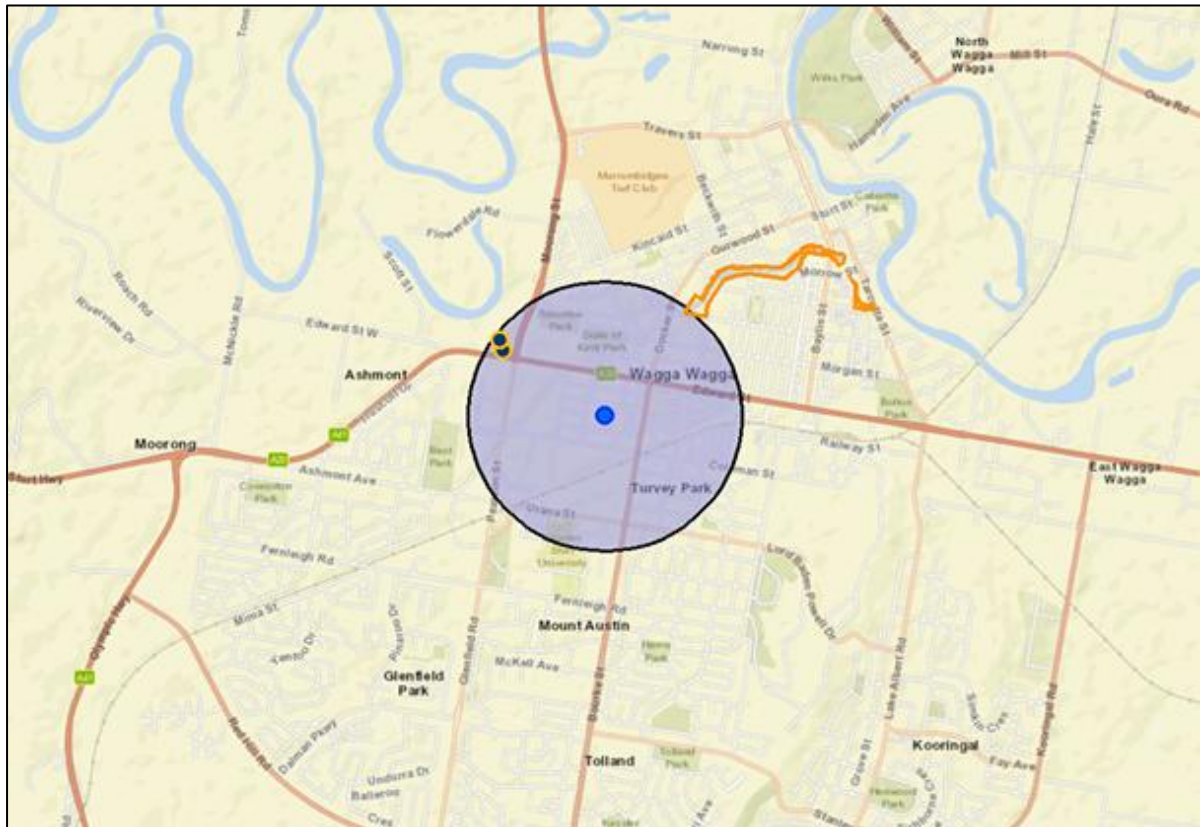


Figure 6: The Site within a buffer of 1km of Aboriginal Sites (Source: Heritage NSW AHIMS, 2026)

5.10 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in Non-rural Areas of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (Biodiversity and Conservation SEPP) applies to the Site. This Chapter includes provisions relating to the removal of trees and vegetation in non-rural areas and requires consideration of potential impacts on biodiversity.

The proposed development does not involve the removal of any trees or vegetation. Accordingly, the provisions of Chapter 2 are not expected to be applicable to the proposal.

5.11 State Environmental Planning Policy (Planning Systems) 2021

Schedule 1 of the Planning Systems SEPP includes provisions for developments to be undertaken as SSD. Clause 14, Schedule 1 is relevant to the proposed development:

14 Hospitals, medical centres and health research facilities

Development that has a capital investment value of more than \$30 million for any of the following purposes:

- (a) Hospitals,*
- (b) Medical centres,*
- (c) Health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).*

The EDC of the proposed development is in excess of \$30 million, thus the SSD provisions apply.

5.12 State Environmental Planning Policy (Transport and Infrastructure) 2021

The State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP) aims to facilitate the effective delivery of infrastructure across NSW.



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

5.12.1 Health Services Facilities

The Site is zoned SP2 Infrastructure (Hospital) and RI- General Residential, which is a prescribed zone under Division 10, Clause 2.59 of the T&I SEPP. Clause 2.60 states that development for the purpose of health services facilities may be carried out by any person with consent on a prescribed zone. As such the proposed development is permissible with consent subject to the provision of the T&I SEPP.

5.12.2 Traffic Generating Development

Pursuant to Clause 2.121, certain proposed developments are known as Traffic Generating Development, and is to be referred to Transport for NSW (TfNSW) for concurrence. Schedule 3 of T&I SEPP, lists the types of development that are defined as Traffic Generating Development. The referral thresholds for 'hospital' development includes sites of:

- 200 or more beds with access to a road (generally); or
- 100 or more beds if access with access to a classified road or to road that connects to classified road.

The proposed development is not expected to trigger Traffic Generating Development, as the proposal does not increase the bed threshold.

Notwithstanding this, the future EIS will be supported by a Transport and Traffic Impact Assessment to assess the potential traffic and access impacts associated with the proposed hospital expansion.

5.13 State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) contains planning provisions relating to:

- land use planning within the coastal zone, in a manner consistent with the objects of the *Coastal Management Act 2016*.
- management of hazardous and offensive development.
- remediation of contaminated land and to minimise the risk of harm.

Under Chapter 4 of the Resilience and Hazards SEPP, where a DA is made, the consent authority must not grant consent unless:

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

A Preliminary Site Investigation will form part of the forthcoming EIS, in accordance with the SEARs requirements.

5.14 State Environmental Planning Policy (Sustainable Buildings) 2022

The purpose of the *State Environmental Planning Policy (Sustainable Buildings) 2022* (Sustainable Buildings SEPP) is to encourage the design and delivery of sustainable buildings across NSW. It sets sustainability standards for both residential and non-residential development and contributes to NSW's target of achieving net zero by 2050. This includes objectives to minimise energy consumption and greenhouse gas emissions, improve good thermal performance and minimise the consumption of potable water.

Chapter 3 of the State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP) applies to the Site. Notwithstanding, Clause 3.1(1) of the Sustainable Buildings SEPP states that –



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD

26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

- (1) *This Chapter applies to development, other than development for the purposes of residential accommodation, that involves—*
- the erection of a new building, if the development has a capital investment value of \$5 million or more, or*
 - alterations, enlargement or extension of an existing building, if the development has a capital investment value of \$10 million or more.*

The proposed works have an EDC of approximately \$ 49,470,470m m, thereby exceeding the applicable threshold under Clause 3.1(1)

Accordingly, the SSDA will be accompanied by an Ecologically Sustainable Development (ESD) report demonstrating compliance with the relevant requirements of the Sustainable Buildings SEPP, including applicable NABERS energy and water performance targets.

5.15 Wagga Wagga Local Environmental Plan 2010

The Site is zoned SP2 – Infrastructure (Hospital) and R1 - General Residential under the provisions of WWLEP2010 **Figure 7** below provides a representation of the Site and surrounding land zoning under the WWLEP2010.

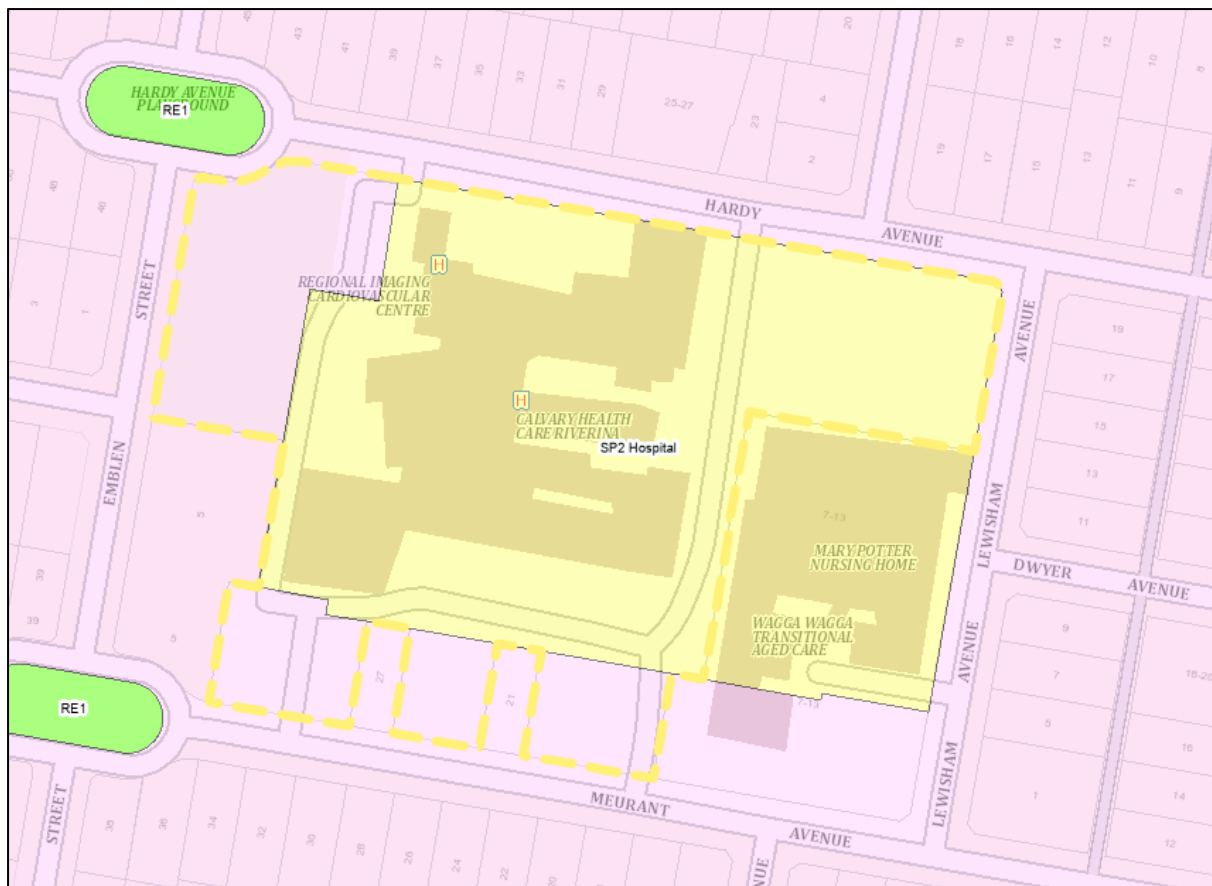


Figure 7. WWLEP2010 Land Use Zones (Source: NSW Planning Portal, 2026)

The objectives of the SP2 Infrastructure zone are as follows:

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

The Site is identified for the purpose of “Hospital” on the Land Zoning Map. While a portion of the broader landholding extends into the R1 – General Residential zone, the proposed works are wholly



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

confined to land zoned SP2. Accordingly, development that is ordinarily incidental or ancillary to the hospital use is permissible with consent.

Under the *Standard Instrument – Principal Local Environmental Plan* the proposal would be considered a 'health services facility', which is defined as follows:

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.**

The proposed development involves the expansion of the existing Calvary Riverina Hospital, including additional clinical and health service facilities that support the continued operation of the hospital. The proposal is therefore consistent with the intent of the SP2 – Infrastructure zone, which seeks to provide for infrastructure and related uses.

The proposal will facilitate the continued delivery of essential healthcare services to the Wagga Wagga and broader Riverina community, while remaining compatible with the existing and intended use of the Site.

6.0 OTHER APPROVALS/COMMENTS

No other approvals are sought for this proposal.

7.0 STRATEGIC CONTEXT

7.1 Wagga Wagga Health and Knowledge Precinct Master Plan

The Wagga Wagga Health and Knowledge Precinct Master Plan (the Master Plan) outlines the 25-30 year vision for the area around Wagga Wagga's two major Hospitals to develop a central activity hub to enhance current and new health services in Wagga Wagga and the Riverina, and to support local employment in this key industry. The Master Plan was adopted by Wagga Wagga City Council at the Ordinary Council Meeting on 16 December 2019. This Master Plan was created as a result of priority action implemented by DPHI in the Riverina Murray Regional Plan 2036. The Master Plan has been established for the following purpose:

- *Define the health precinct around the public and private hospitals.*
- *Provide a strategic direction for the management of competing land uses and development pressures within the health precinct.*
- *Identify and facilitate suitable reuse of buildings for health and allied health practices.*
- *Maximise opportunities for complimentary activities including hospitality and accommodation.*
- *Serve as a model health precinct plan that can be replicated in other health precincts in regional cities, including Albury and Griffith.*

The Calvary Riverina Hospital, identified as one of the largest private Hospitals in regional New South Wales, is recognised in the Master Plan as a key component of the broader health precinct and is identified for future redevelopment and expansion to accommodate additional medical and specialist facilities.



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD

26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

Under the Master Plan, the Site forms part of Sub-Precinct B, which encourages the development of medium to higher density specialist medical centres and associated health services – Refer to **Figure 8**. The Master Plan identifies opportunities for the ongoing redevelopment and intensification of health-related uses within this area in order to support the continued growth of health services and associated employment.

Accordingly, the expansion and redevelopment of the Calvary Riverina Hospital aligns with the strategic intent of the Master Plan, which supports the continued evolution of the Hospital and surrounding area as a key health services hub for the Riverina region.



Figure 8: Master Plan (Source: Wagga Wagga Council, 2019)

7.2 Wagga Wagga Local Strategy Planning Statement

The Wagga Wagga Local Strategic Planning Statement – Planning for the Future Wagga Wagga 2040 (LSPS) establishes the long-term strategic framework to guide land use planning and development across the Wagga Wagga LGA over the next 20 years. The LSPS identifies key planning principles to support sustainable growth, economic development, infrastructure provision and environmental protection as the city grows toward a population of approximately 100,000 people.

Of particular relevance, the LSPS identifies the Health and Knowledge Precinct as a key economic and employment hub supporting healthcare services, training and specialist medical facilities. The continued redevelopment and expansion of the Hospital is consistent with the LSPS vision to strengthen Wagga Wagga's role as the regional health and service centre for the Riverina Murray region.



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

8.0 INDUSTRY-SPECIFIC SEARS

This section reviews the relevant industry-specific SEARs for Hospitals, medical centres and health research facilities and includes commentary on how the EIS intends to respond to each item, where applicable. Refer to **TABLE 2** for further details.

TABLE 2: INDUSTRY-SPECIFIC SEARS		
Issue and Assessment Requirements	Documentation	Applicant Comments
1. Statutory Context - Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines. - Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. - If the development is only partly State significant development (SSD) declared under Chapter 2 of SEPP (Planning Systems) 2021, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD. - Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination	Address in EIS	Noted – the proposal will address the requirement of this item. Discussion within the EIS will include zoning, permissibility and the associated approval pathway in accordance with the Planning Systems SEPP.
2. Capital Investment Value and Employment - Provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor. - Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided.	Cost Summary Report	Noted – a Cost Summary Report will support the proposal, and details of employment generated provided A preliminary estimated development cost is provided in Appendix 2 .
3. Design Quality - Demonstrate how the development will achieve: - design excellence in accordance with any applicable EPI provisions. - good design in accordance with the seven objectives for good design in <i>Better Placed</i>. - Where required by an EPI or concept approval, demonstrate how the development has been subject to a competitive design process carried out in accordance with an endorsed brief and Design Excellence Strategy. Recommendations (from the jury and	Address in EIS. If required: - Design Review Summary (where the project has been reviewed by the SDRP). - Design Excellence Strategy (where design excellence is required by an EPI). - Competition Report (where a competitive design process has been held).	The proposal will not require a competitive design process. Design quality will be addressed in the EIS and Architectural Plans.



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

TABLE 2: INDUSTRY-SPECIFIC SEARS

Issue and Assessment Requirements	Documentation	Applicant Comments
Design Integrity Panel) are to be addressed prior to lodgement. In all other instances, demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement.		
4. Built Form and Urban Design - Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. - Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. - Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, materials, finishes, colours, any signage and integration of services. - Assess how the development complies with the relevant accessibility requirements.	Architectural drawings. Design Report. Survey Plan. BCA Compliance Report. Accessibility Report.	The proposed built form has been carefully considered in response to the site's characteristics, existing building and surrounding context. The proposal will address the requirements of this item through the listed reports.
5. Environmental Amenity - Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces. - Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. - Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant).	Shadow Diagrams. View Analysis. Pedestrian Wind Environment Assessment.	Noted – the proposal will address the requirements of this item through the listed reports.
6. Visual Impact Provide a visual analysis of the development from key viewpoints,	Visual Analysis.	Noted – the proposal will be informed by



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

TABLE 2: INDUSTRY-SPECIFIC SEARS

Issue and Assessment Requirements	Documentation	Applicant Comments
including photomontages or perspectives showing the proposed and likely future development. Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.	Visual Impact Assessment (if required).	photomontages and perspective drawings. The proposal relates to an extension of an existing Hospital, and the associated visual impact is not expected to be sufficient to require preparation of a Visual Impact Assessment.
7. Public Space - Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. - Demonstrate how the development: - ensures that public space is welcoming, attractive and accessible for all. - maximises permeability and connectivity. - maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. - minimises potential vehicle, bicycle and pedestrian conflicts. - Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.	Public Space Plan (as part of the Design Report). CPTED Report	Noted – the proposal will address the requirements of this item through the listed reports.
8. Trees and Landscaping - Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. - Provide a detailed site-wide landscape plan, that: - details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage. - provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. - demonstrates how the proposed development would:	Arboricultural Impact Assessment. Landscape Plan.	Noted – the proposal will address the requirements of this item where relevant.



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

TABLE 2: INDUSTRY-SPECIFIC SEARS

Issue and Assessment Requirements	Documentation	Applicant Comments
- contribute to long term landscape setting in respect of the site and streetscape. - mitigate the urban heat island effect and ensure appropriate comfort levels on-site. - contribute to the objective of increased urban tree canopy cover. - maximise opportunities for green infrastructure, consistent with Greener Places		
9. Ecologically Sustainable Development (ESD) - Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. - Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. - Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources.	ESD Report.	Noted – the proposal will provide an ESD report. ESD principles (as defined in section 193 of the EP&A Regulation) will be incorporated in the design and ongoing operation of the Hospital.
10. Traffic, Transport and Accessibility - Provide a transport and accessibility impact assessment, which includes: - an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections. - details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading. - analysis of the impacts of the proposed development (including justification for the	Transport and Accessibility Impact Assessment. Construction Traffic Management Plan. Green Travel Plan or equivalent.	Noted – the proposal will address the requirements of this item through the listed reports.



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

TABLE 2: INDUSTRY-SPECIFIC SEARS

Issue and Assessment Requirements	Documentation	Applicant Comments
methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments. ○ measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with the relevant standards. ○ measures to promote sustainable travel choices for employees and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan ▪ Provide a Construction Traffic Management Plan detailing construction vehicle movements, routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated.		
11. Biodiversity ▪ Assess any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the development is on biodiversity certified land.	Biodiversity Development Assessment Report or BDAR Waiver.	The Site is not mapped as containing any Biodiversity values and the proposal will not result in removal of any significant trees. Accordingly, a Biodiversity Development Assessment Report Waiver will be requested



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

TABLE 2: INDUSTRY-SPECIFIC SEARS

Issue and Assessment Requirements	Documentation	Applicant Comments
If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.		
12. Noise and Vibration Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.	Noise and Vibration Impact Assessment.	Noted – the proposal will be supported by a Noise and Vibration Impact Assessment.
13. Ground and Water Conditions - Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site. - Provide an assessment of the potential impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets and watercourses. - Provide an assessment of salinity and acid sulfate soil impacts.	Geotechnical Assessment. Surface and Groundwater Impact Assessment. Salinity Management Plan and/or Acid Sulfate Soils Management Plan.	Noted – the proposal will address the requirements of this item through the listed reports.
14. Stormwater and Wastewater - Provide an Integrated Water Management Plan for the development that: - is prepared in consultation with the local council and any other relevant drainage or water authority. - details the proposed drainage design for the site including any on-site treatment, reuse and detention facilities, water quality management measures, and the nominated discharge points. - demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties. - Where drainage infrastructure works are required that would be handed	Integrated Water Management Plan.	Noted – the proposal will be supported by an Integrated Water Management Plan.



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

TABLE 2: INDUSTRY-SPECIFIC SEARS

Issue and Assessment Requirements	Documentation	Applicant Comments
over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority.		
15. Flooding Risk - Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the <i>NSW Floodplain Development Manual</i>. - Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required.	Flood Risk Assessment.	Noted – the proposal will be supported by a Flood Risk Assessment.
16. Hazards and Risk - Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021. - Where required by SEPP (Resilience and Hazards) 2021., provide a Preliminary Hazard Analysis prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis</i>. - If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis.	Preliminary Hazard Analysis.	Noted – the proposal will be supported by a preliminary risk screening assessment, and if required a Preliminary Hazard Analysis.
17. Contamination and Remediation In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.	Preliminary Site Investigation. If required: - Detailed Site Investigation. - Remedial Action Plan. - Preliminary Long-term Environmental Management Plan.	Noted – the proposal will be supported by a Preliminary Site Investigation.
18. Waste Management Identify, quantify and classify the likely waste streams to be generated during construction and operation.	Waste Management Plan. Hazardous Material Survey.	Noted – the proposal will be supported by a Waste Management Plan



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

TABLE 2: INDUSTRY-SPECIFIC SEARS

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- Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. - Identify appropriate servicing arrangements for the site. - If buildings are proposed to be demolished or altered, provide a hazardous materials survey.		to include both construction and operational waste management. A Hazardous Material Survey will be provided for the parts of the existing buildings proposed to be altered through the extension.
19. Aboriginal Cultural Heritage Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site.	Aboriginal Cultural Heritage Assessment Report.	A search of the Heritage NSW Aboriginal Heritage Information Management System (AHIMS) has shown that no Aboriginal sites or places are recorded the Site. Nevertheless, as required the proposal will be supported by an Aboriginal Cultural Heritage Assessment Report.
20. Environmental Heritage Where there is potential for direct or indirect impacts on the heritage significance of items of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.	Statement of Heritage Impact. Archaeological Assessment.	The Site is mapped as a heritage item. The proposal will be designed with due regard to the heritage context of the Site. The proposal will be supported by a Statement of Heritage Impact prepared in accordance with relevant guidelines.
21. Social Impact Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>.	Social Impact Assessment.	Noted – the proposal will be supported by a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Developments</i> .
22. Infrastructure Requirements and Utilities - In consultation with relevant service providers: - assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. - identify any infrastructure upgrades required on-site and off-site to facilitate the development and any	Infrastructure Delivery, Management and Staging Plan.	Noted – the proposal will be supported by an Infrastructure Delivery, Management and Staging Plan.



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

TABLE 2: INDUSTRY-SPECIFIC SEARS

Issue and Assessment Requirements	Documentation	Applicant Comments
arrangements to ensure that the upgrades will be implemented on time and be maintained. provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.		
23. Bush Fire Risk If the development is on bush fire prone land, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.	Bush Fire Assessment.	N/A. The proposal is not located on bushfire prone land and therefore an assessment is not required.
24. Aviation - If the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS. - If the site contains or is adjacent to a HLS, assess the impacts of the development on that HLS.	Aviation Report	N/A. The proposal does not propose a HLS.
25. Construction, Operation and Staging If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.	Address in EIS.	Noted – the proposal will address the requirement of this item.
26. Contributions and Public Benefit - Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit. - Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided.	Address in EIS.	Noted – the proposal will address the requirement of this item.
27. Engagement Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:	Engagement report.	Noted – the proposal will be supported by an Engagement Report, in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> .



REQUEST FOR INDUSTRY-SPECIFIC SEARS

Calvary Riverina Hospital Expansion SSD
26-36 Hardy Avenue, Wagga Wagga (Lot 2 DP1271205)

TABLE 2: INDUSTRY-SPECIFIC SEARS

Issue and Assessment Requirements	Documentation	Applicant Comments
- o the relevant Department assessment team. - o any relevant local councils. - o any relevant agencies. - o the community. - o if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.		

9.0 CONCLUSION

The proposal involves the expansion of the existing Calvary Riverina Hospital including alterations and extensions to existing facilities, construction of new hospital buildings and associated infrastructure.

The proposal is permissible with consent under the WWLEP 2010, and satisfies the definition of State Significant Development pursuant to Clause 14, Schedule 1 of the Planning Systems SEPP, being a hospital with an estimated cost of development exceeding \$30 million.

The proposal does not constitute Designated Development, does not involve a concept DA, and does not give rise to complex environmental impacts requiring Project-Specific SEARs. The proposal is considered to meet the eligibility criteria for industry-specific SEARs. As such, it is requested that NSW DPHI issue formal SEARs for the preparation of an EIS for this proposal as SSD.

Should you require any further information to do so, please do not hesitate to contact Amy Vaughan, Associate Director on avaughan@willowtp.com.au, or Andrew Cowan of Willowtree Planning Pty Ltd.

Your sincerely,



Andrew Cowan
Director
Willowtree Planning Pty Ltd

Enclosed –

- Appendix 1** Preliminary Architectural Plans
- Appendix 2** Preliminary Construction Cost Estimate

