

25 March 2014

The Director-General
Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attn: Daniel Keary

Dear Mr Keary,

Re: Proposed Section 96 (1A) Modification to SSD 5237-2012 Wagga Wagga Base Hospital Phases 2 and 3

In November 2013, the above application was approved for the Wagga Wagga Health Service Redevelopment (WWHS). SSD 5237 dealt with Phases 2 and 3 of the hospital redevelopment and included:

- Construction of a new eight storey acute hospital building, including rooftop helipad;
- Demolition of the existing Ward Block hospital building;
- Construction of new car parking and entry forecourt; and
- Integrated landscaping.

Following a recent review of the building design a number of minor changes are proposed to the façade and the design of the building. These are not significant changes the development is substantially the same as that originally approved. Based on the nature and impact of the amendments proposed, the modification can be considered in accordance with section 96(1A) of the *Environmental Planning and Assessment Act 1979*.

The purpose of this letter is to outline the amendments proposed and to assess the impacts of these changes on the environment.

Proposed Amendments

The amendments sought remain consistent with the key design principles established for the original application which are:

- *Appropriate built form and open space;*
- *Clear functional zones and clear navigation;*
- *Integrated access and transport;*
- *Emphasise Water Sensitive Urban Design;*
- *Emphasise passive solar design;*
- *Provide robust but flexible planning;*
- *Emphasise Internal Environment Quality; and*
- *Create a design that is sensitive to the local built and rural context through:*
 - *Establishing a design framework that considers the hospital's connection and relationship to the Wagga Wagga community;*

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- *Acknowledging the hospital as a significant community building and design its public spaces and built form accordingly;*
- *Consideration of the surrounding low rise residential context and providing an appropriate built form response;*
- *Referencing and reinforcing the local built fabric and townscape, particularly with regard to prominent public buildings and public spaces.*
- *Referencing the town in hospital via key public space elements such as a public forecourt, arcade and a significant entry space*
- *Referencing the role of the existing Multi-storey Ward Block (to be demolished) as a local landmark and reflect this in the new built form*
- *Revealing the local landscape by framing line of sight views from the new building to prominent local landmark; and*
- *Referencing the local landscape, river and vegetation (bark, trunk, canopy, fluctuation movement river pattern) in the creation of public spaces and the selection of building materials and finishes.*

1. Façade Design Changes

The material Terracade (ceramic tile cladding system) & anodised aluminium façade cladding has been replaced with an aluminium composite panel (ACP) system. The vertical sun shade fins have been deleted. The façade panel break has altered to suit the new cladding material. There is no change in the overall colour scheme. The details of these changes are shown on the attached drawings and comparison sheets (Attachment A).

The overall design intent is maintained with the adoption of the ACP system. Material life cycle has been enhanced and the new materials reduce maintenance costs of the building. The new façade system allows for floor planning flexibility and future proofing to be built in to the design. This includes allowing for future window installation with minimal disruption to the hospital service operation.

The new façade system will have no impact upon thermal performance and indeed the thermal performance obtained from the vertical fins was considered minimal. Reflectivity of the ACP material is below the 20% threshold range as confirmed by the architect in Attachment B.

The change in materials will have no significant impact on the look of the building as it is viewed by the public and will have no impact on the receiving environment.

2. Level 6 Façade Alignment Changes

This change involves sections of the façade at level 6 that had been set back in the approved plans now being aligned with façade building envelope below. The riser located on the north side of the lift shaft has been truncated to terminate at the L.6 plant room roof and the plant room area has been reduced and the southern screen deleted.

Deletion of the plant room area and setbacks, including the truncation of the riser & deletion of the screen wall, are not considered to have an impact upon the

design intent of the project. Deletion of the setback and truncating the riser will reduce maintenance costs and improve site safety in the long term.

These changes are insignificant when viewed in terms of the whole building and are not considered to have an impact on the environment or the visual appearance of the building overall.

3. Floor Level Changes

The building floor plate has been raised by 300mm from Level 2 to maximise the freeboard interface with the Level 2 podium green roof. All floors above that have been raised as a consequence increasing the maximum height of the building by 300mm to RL 220855. An increase of 300mm to the overall height of the building is not considered to have an impact. Revised shadow diagrams have been prepared and are attached that indicate that the shadow impacts of this amendment are negligible.

4 Level 2 Clerestory Changes

The single large clerestory located on Level 2 has been split into 3 smaller clerestories. This change has occurred as a result of minimizing impact upon the post tension slab design. The change has improved the amenity of the recovery area located below and allowed additional natural light to be provided to this space.

5 Landscape Design Changes:

The landscape design has been rationalised in order to reduce ongoing maintenance costs as well as providing a species selection that will minimise irrigation usage. Hard landscape areas, including pavement design and street furniture have been redesigned to meet guidelines for health facility setting. These changes are considered minimal and are consistent with the most recent works that have been completed for the adjoining health facility.

Amendments Required to Conditions

In order to effect these changes the drawings referred to in the Table to condition A2 in the approval need to be changed. The table should be amended as follows:

Architectural (or Design) Drawings prepared by Billard Leese Partnerships			
Drawing	Issue	Name of Plan	Date
AR.AH 3.07.0001	14	Acute Hospital Portion B Elevation 01 – North	08/03/2013
AR.AH 3.07.0002	9	Acute Hospital Portion B Elevation 02 – South	08/03/2013
AR.AH 3.07.0003	9	Acute Hospital Portion B Elevation 03 – East	08/03/2013
AR.AH 3.07.0004	9	Acute Hospital Portion B Elevation 04 – West	08/03/2013
AR.AH 3.08.0001	13	Acute Hospital Portion B Sections Sheet Section A	08/03/2013
AR.AH 3.08.0002	12	Acute Hospital Portion B Sections Sheet Section B	08/03/2013
AR.AH 3.08.0003	8	Acute Hospital Portion B Sections Sheet Section C	08/03/2013
AR.AH 3.08.0004	8	Acute Hospital Portion B Sections Sheet Section D	08/03/2013
AR.AH 3.08.0005	9	Acute Hospital Portion B Sections Sheet Section E	08/03/2013
AR.AH3.85.0002	4	Acute Hospital Portion B – External Finishes Colour Board	08/03/2013
AR.AH 3.07.0001	15	Acute Hospital Portion B Elevation 01 – North	08/11/2013
AR.AH 3.07.0002	10	Acute Hospital Portion B Elevation 01 – South	08/11/2013

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AR.AH 3.07.0003	10	Acute Hospital Portion B Elevation 01 – East	08/11/2013
AR.AH 3.07.0004	10	Acute Hospital Portion B Elevation 01 – West	08/11/2013
AR.AH 3.08.0001	14	Acute Hospital Portion B Sections Sheet Section A	08/11/2013
AR.AH 3.08.0002	13	Acute Hospital Portion B Sections Sheet Section B	08/11/2013
AR.AH 3.08.0003	9	Acute Hospital Portion B Sections Sheet Section C	08/11/2013
AR.AH 3.08.0004	9	Acute Hospital Portion B Sections Sheet Section D	08/11/2013
AR.AH 3.08.0005	10	Acute Hospital Portion B Sections Sheet Section E	08/11/2013
AR.AH3.85.0002	6	Acute Hospital Portion B – External Finishes Colour Board	08/11/2013
Landscape (or Design) Drawings prepared by Arcadia Landscape Architecture			
Drawing No.	Issue	Name of Plan	Date
000	A	Cover Sheet	30.11.2012
001	A	Colour Landscape Plan Forecourt Area	30.11.2012
101	A	Landscape Plan Forecourt Area and Entry Drive	30.11.2012
501	A	Landscape Details	30.11.2012
000	A	Second Floor Rooftop Cover Sheet	12.02.2013
001	A	Second Floor Rooftop Colour Landscape Plan	12.02.2013
101	A	Second Floor Rooftop Landscape Plan	12.02.2013
501	A	Second Floor Rooftop Landscape Details	12.02.2013
Landscape (or Design) Drawings prepared by Taylor Brammer Landscape Architecture			
LS.AH3.01.0004	1	Landscape Plan Internal Garden and Staff Breakout	02.12.2013
LS.AH3.01.0005	2	Landscape Plan – Second Floor Rooftop Garden	23.01.2014
LS.AH3.01.0006	1	Sparkle Garden Hard Works and Planting Plan	02.12.2013
LS.AH3.01.0009	0	Forecourt and Car park Master Plan	07.03.2014

Assessment

The above amendments have been considered in the context of the approved design as well as the surrounding environment. Below is an assessment of the changes in the context of Section 79C of the *Environmental Planning and Assessment Act 1979*.

- a) **Environmental planning instruments**
No Change from original assessment.
- b) **Proposed planning instruments**
No change from original assessment
- c) **Development control plans,**
No change from original assessment
- d) **Planning agreements entered into under section 93F**
No change from original assessment
- e) **The Regulations**
No change from original assessment.
- f) **Coastal zone management plans**
Not applicable



g) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

As mentioned above the proposed amendments are considered to be minor and are unlikely to have any impacts on the natural, built social and economic environment that are in addition to those addressed and mitigated in the original EIS and consent.

Conclusion

HI holds the view that the proposed amendments to SSD 5237 outlined above are minor and will not have a significant impact on the environment and on that basis requests that the amendment be approved. If you have any questions or wish to discuss any element of the Application, please phone Leoné McEntee on 9978 5420 or 0410 432 505.

Yours sincerely,

Sam Sangster
Chief Executive