

**SECTION 96(1A) APPLICATION:
Wagga Wagga Base Hospital
Redevelopment Phases 2 and 3, Corner
Edward Street and Docker Street, Wagga
Wagga (SSD 5237 MOD 1)**

- Modifications to Acute Hospital Building



Secretary's Environmental Assessment Report
Section 96 of the *Environmental Planning and
Assessment Act 1979*

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1. BACKGROUND

1.1 Site Context

Wagga Wagga Base Hospital is located approximately 2 km south west of the Wagga Wagga CBD, within the Wagga Wagga Local Government Area (LGA). The hospital campus is bound by Edward Street to the north, Docker Street to the west, Rawson Lane to the south and low density residential dwellings to the east.

The hospital campus is surrounded by low density, one to two storey residential development, with a number of the adjoining buildings originally used as dwellings now accommodating specialist medical consulting facilities. The campus comprises multiple allotments, of which the proposed development relates to three allotments, being Lot 1 – 2 DP456951 and DP659184. The land on which the proposed development is sited is owned by Wagga Wagga Base Hospital and NSW Health Administration. The location of the campus is detailed in **Figure 1**.

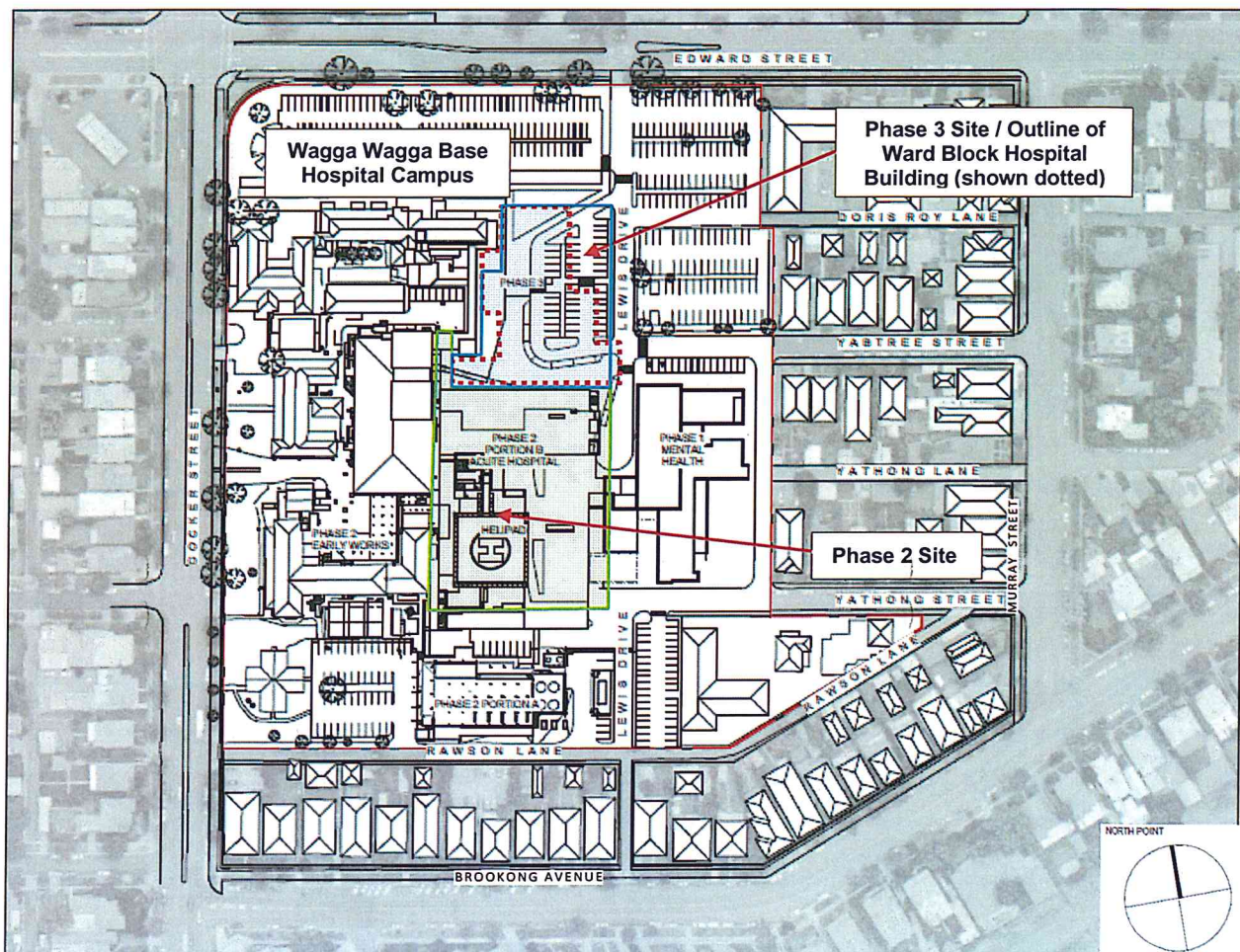


Figure 1: Project Location

1.2 Application History

On 7 November 2013, the Executive Director, Development Assessment Systems and Approvals approved SSD 5237 for the Wagga Wagga Base Hospital Redevelopment Phases 2 and 3, including:

- construction of a new eight level 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.

The approved development layout is shown in **Figure 2**. Works associated with the approval have commenced on site (Phase 2), with the development footprint established and form work associated with the lift core structure underway.

On 15 May 2013, the then Deputy Director-General, Development Assessment & Systems Performance, approved the Phase 1 Mental Health Facility (MP11_0087). The approved facility, now completed, is located adjacent to the approved acute hospital building on the eastern side of the entry forecourt public drop off (see **Figure 2**).

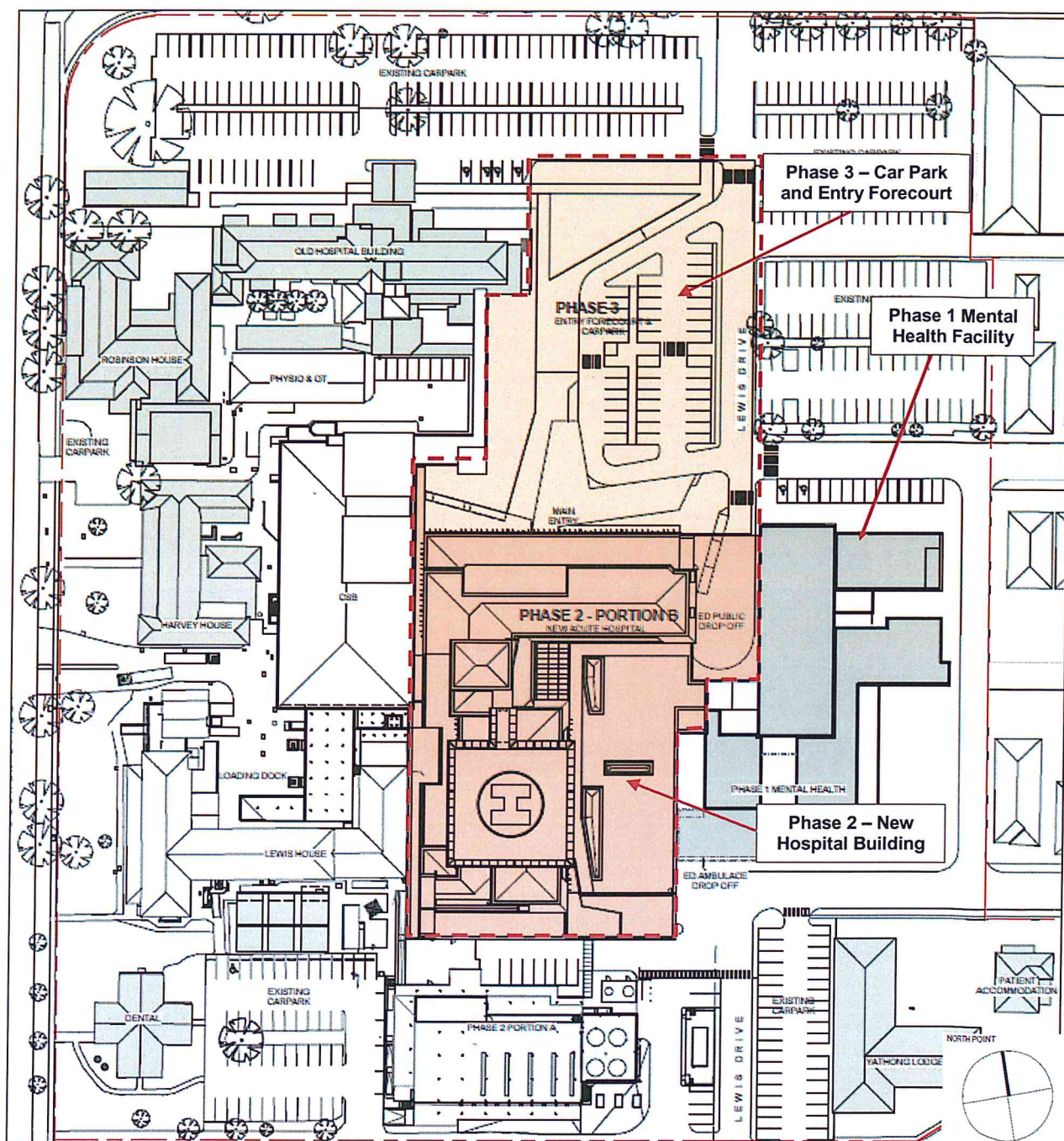


Figure 2: Development Layout

2. PROPOSED APPLICATION

The section 96(1A) application lodged by Health Infrastructure seeks approval to amend the approved acute hospital building (SSD 5237), consisting of:

- modifications to the façade design and treatment;
- an increase to the floor level height and building height by 300 mm;
- modifications to the internal layout of the level two clerestory room; and
- modifications to the landscape and public domain design.

Table 1 provides a summary of the proposed amendments in greater detail.

Table 1: Proposed S96(1A) Amendments

Proposed Amendment	Amendment Description
Façade Design	• Modification to the façade material, replacing the ceramic tile cladding and anodised aluminium cladding with an aluminium composite panel; • associated amendments to the overall façade colour scheme arrangement; and • deletion of vertical sun shades.
Level Six	• Truncation of riser located on the northern side of the lift core at Level 6; • alignment of level six façade with building envelope below; • reduction in the level six plant room area (-120 sqm); and • deletion of screen wall at the southern end of level six.
Floor Level	• Increased building floor plate height by 300 mm from level two to maximise the freeboard interface with the level two rooftop garden; and • resultant 300 mm increase in helicopter landing pad height (RL 215.645) and 110 mm increase to the maximum building height (RL 220.855) to accommodate level two building floor plant rise.
Level Two Clerestory	• Level two large clerestory modified into three smaller clerestories.
Landscape Design and Public Domain	• Rationalised species selection and landscape design; • amended entry forecourt canopy design; and • amended level two rooftop garden design.

The applicant advises that the proposed amendments are predominantly in response to the need to reduce potential ongoing maintenance costs associated with the approved development. Specifically:

- the proposed modifications will assist in reducing maintenance costs of the building façade, plant areas and risers;
- the proposed new aluminium composite panel façade material will provide an increase in the material life cycle over the current approved façade treatment;
- the proposed new façade system will allow for greater flexibility and adaptability to façade changes (i.e. installation of new windows);
- the floor level of level two is proposed to be increased by 300 mm to accommodate a higher freeboard interface with the adjoining level two rooftop garden, resulting in the 300 mm height increase that translates to a 300 mm increase to the maximum building height (helicopter landing pad); and
- the proposed redesign of the landscape and public domain areas seek to reduce maintenance costs as well as make provision for a selection of species that will minimise the necessity for irrigation.

3. STATUTORY CONTEXT

3.1 Modification of the Minister's Approval

The modification application has been lodged with the Department of Planning and Environment (the department) under section 96(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Section 96(1A) of the EP&A Act provides that a consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent.

3.2 Environmental Assessment Requirements

Section 96(1A) of the EP&A Act requires the following matters, as outlined in **Table 2**, to be assessed in respect of all applications which seek modifications to approvals:

Table 2: S96(1A) Assessment Requirements

Matter	Consideration
<i>Whether the development to which the consent as modified relates is of minimal environmental impact.</i>	The most visible amendment proposed is the changes to the building façade material. Notwithstanding the minor 300 mm height increase, the scale, function and overall intent of the proposed development remains as originally approved. The proposed amendments to the development do not translate to additional adverse environmental impacts and are negligible to minor in the context of the approved development.
<i>Whether the development to which the consent as modified relates is substantially the same development.</i>	The scale and function of the proposed development remains substantially the same as originally approved. The proposed amendments to the building façade finish will have a minor effect on the visual appearance of the development, though the approved colour scheme is largely retained.
<i>Whether the application has been notified in accordance with the Environmental Planning and Assessment Regulation 2000 and the relevant DCP.</i>	Wagga Wagga Development Control Plan 2010 (WWDCP) stipulates that only applications made under s.96(2) of the EP&A Act are to be notified consistent with the original application. In this respect, the subject application was made under s.96(1A) of the EP&A Act and was therefore not notified to the surrounding or adjoining properties due to the minor nature of the proposed modifications. Notwithstanding, the s.96(1A) application was referred to Wagga Wagga City Council (council) for their review and comment.
<i>Whether submissions have been considered in the assessment of the modification application.</i>	The department received a submission from council, who advised it had no comments on the proposed modification.

Section 96(3) of the EP&A Act requires the matters referred to in section 79C(1) of the EP&A Act to be assessed in respect of all applications which seek modifications to approvals. The department's consideration of the relevant matters under section 79C of the EP&A Act is provided where relevant.

3.3 Delegated Authority

On 14 September 2011, the then Minister for Planning and Infrastructure delegated his powers and functions under Section 96 of the EP&A Act, effective from 1 October 2011, to Directors in the Major Projects Assessment Division, where:

- the relevant local council has not made an objection
- a political disclosure statement has not been made
- there are less than 10 public submissions in the nature of objection.

Council has not objected, a political disclosure statement has not been made in relation of the proposed modification application and no public submissions have been received. Accordingly, the Director, Industry, Key Sites and Social Projects may determine the section 96(1A) application under delegated authority.

4. CONSULTATION AND SUBMISSIONS

The section 96(1A) application was made available on the department's website. Due to the minor nature of the proposed amendment the application was not exhibited. No public submissions have been received.

The application was referred to Wagga Wagga City Council, which raised no objection to the proposed amendments.

5. ASSESSMENT

The department considers the key issues for the proposed modification to be:

- built form and urban design; and
- landscaping and public domain.

5.1 Built Form and Urban Design

The proposed amendments to the built form of the acute hospital building consist predominantly of amendments to the materials and finish of the building façade and minor amendments to the southern and eastern façade alignments of level six.

The proposed façade amendments alter the visual appearance of the acute hospital building, with more subtle toned colours used, however the use of green coloured materials remains consistent with the original approval (see **Figures 3 and 4**).

The applicant advises that the proposed façade amendments seek to reduce the future maintenance costs associated with the originally approved ceramic tile and anodised aluminium cladding. Further, the proposed aluminium composite panel façade material will have a longer lifecycle than that previously approved, providing greater cost efficiency.

The department notes that while the appearance of the building would change, the proposed amended façade treatment retains the building's character as well as the visual interest and articulation, through the use of different colours arranged in both a horizontal and patchwork pattern. This is detailed in **Figures 5 and 6**, which provide a comparison of the approved and proposed façade treatments when viewed from Edward Street (Sturt Highway), the main vehicular/pedestrian entrance point to the site. From this aspect it is demonstrated that the visual character and physical scale of the hospital building are maintained, notwithstanding the proposed façade design amendments.



Figure 3: Aerial view from north – approved



Figure 4: Aerial view from north – proposed



Figure 5: View from Edward Street – approved



Figure 6: View from Edward Street – proposed

The proposed amendments on level six are depicted in **Figures 7 and 8**, and consist of: a realignment of the southern and eastern edges of the façade with the building envelope below; truncation of the riser adjacent lift shaft; reduction in plant room area; and deletion of a plant screen wall from the southern end of the building. The applicant notes that the changes proposed seek to reduce maintenance costs and improve site safety in the long term.

The proposed amendments to level six are minor and would not be readily visible from ground level due to their location at the upper level of the hospital building. The proposed amendments will not add bulk or floorspace to the building and are considered satisfactory.

The proposed amendments to the building height, involving a 300 mm increase in helicopter landing pad height (RL 215.645 or 32.1 m) and 110 mm increase to the maximum building height (RL 220.855 or 37.31 m) to accommodate level two building floor plant rise, are considered minor in the context of the overall scale of the hospital building. The increased freeboard from the rooftop garden will also improve drainage and protect against potential flooding.

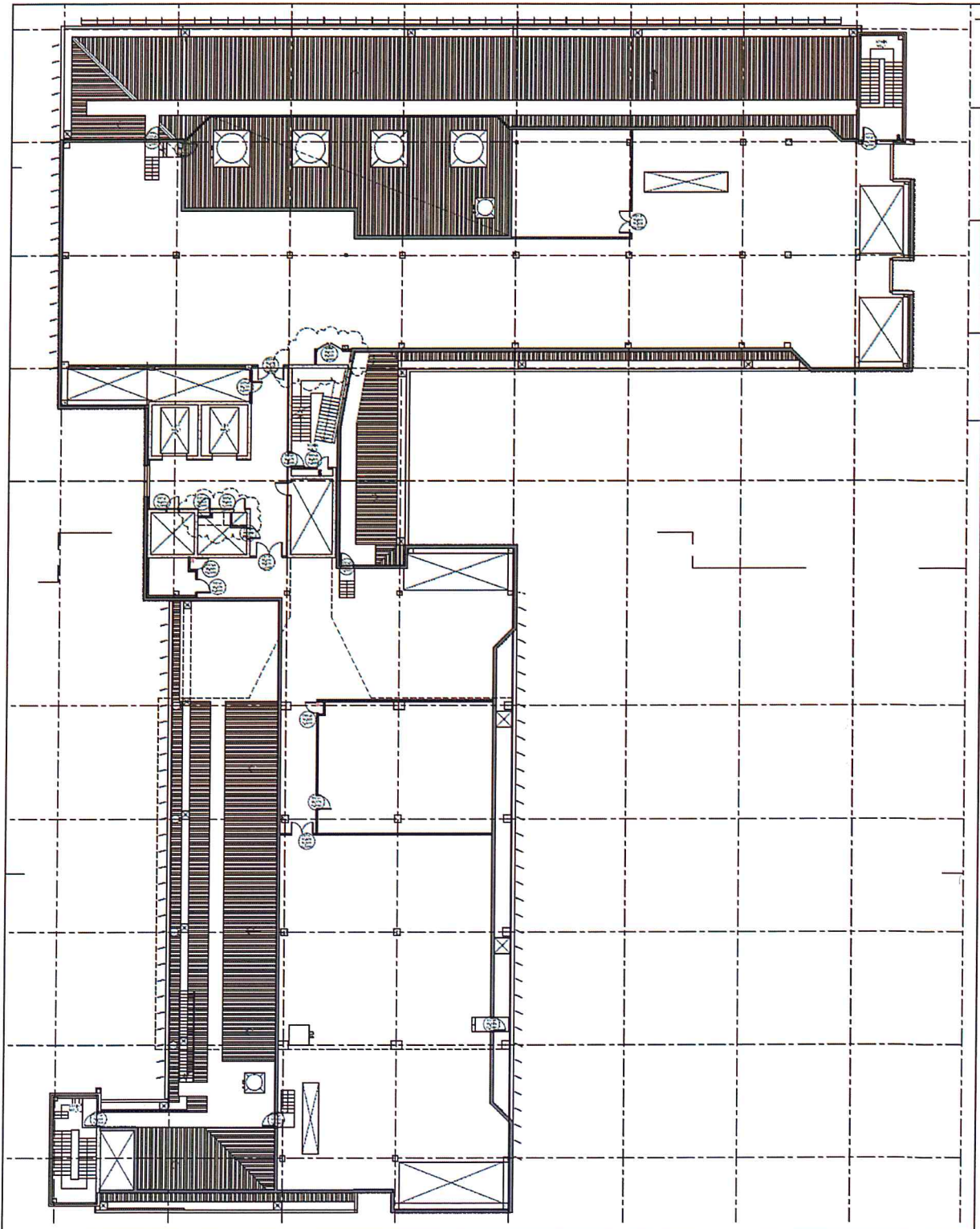


Figure 7: Level 6 – Approved

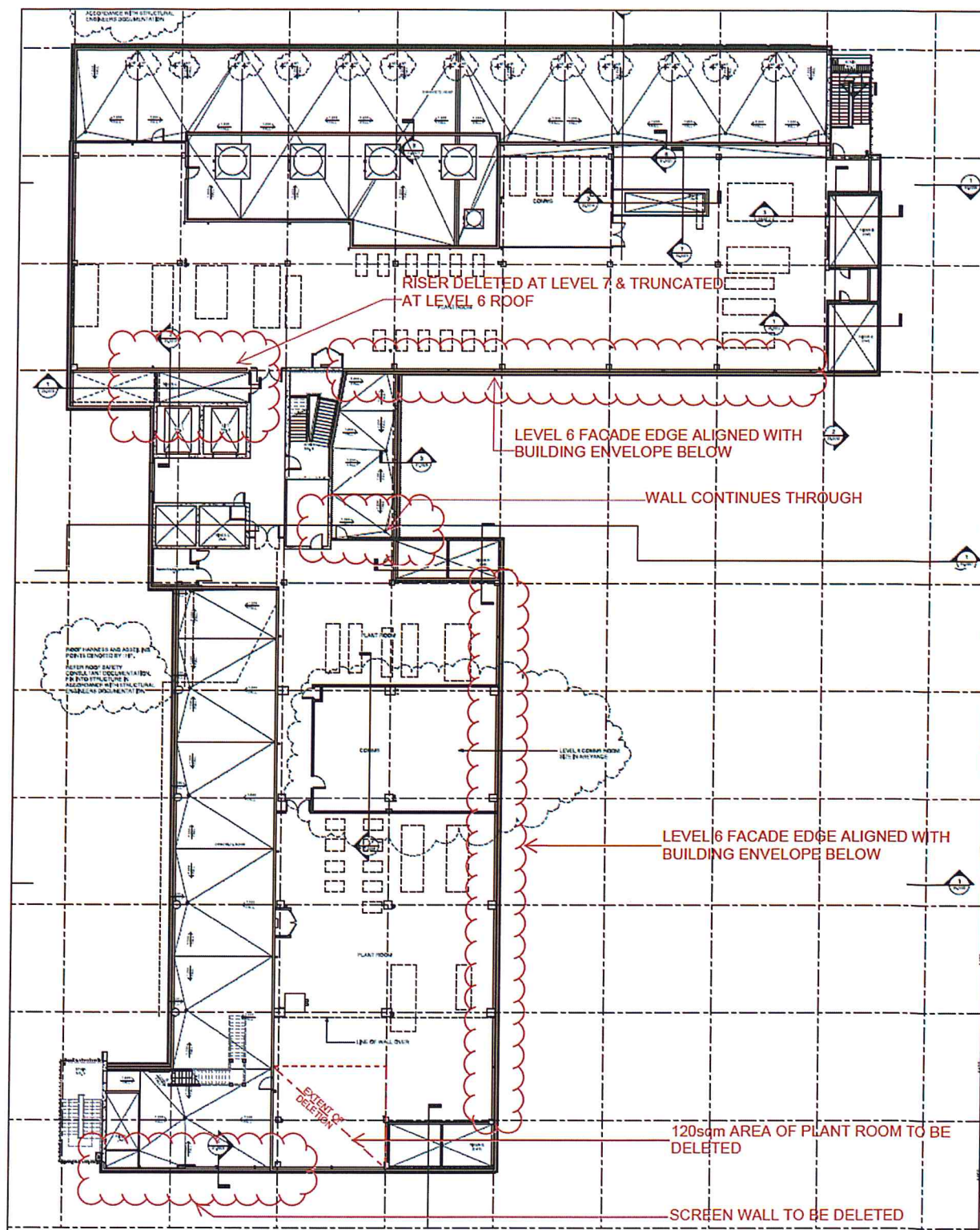


Figure 8: Level 6 – Proposed (changes marked in red)

Details submitted within the applicant's modification application demonstrate that the additional building height translates to a very minor increase in overshadowing on the surrounding hospital campus and nearby residential dwellings.

Accordingly, the department is satisfied that the proposed amendments will not give rise to unacceptable additional adverse environmental or built form impacts.

5.2 Landscape and Public Domain

Amendments to the landscaping (particularly species selection) and public domain (pavement design, seating, etc.) are also proposed in an effort to reduce maintenance costs and future irrigation requirements.

The approved design (see **Figure 9**) of the forecourt area was derived from the local environment of Wagga Wagga, with the aim of providing an arrival experience for visitors, a series of breakout spaces for passive recreation and respite, a landscaped environment of human scale, and a selection of plant species endemic to the Wagga Wagga district.

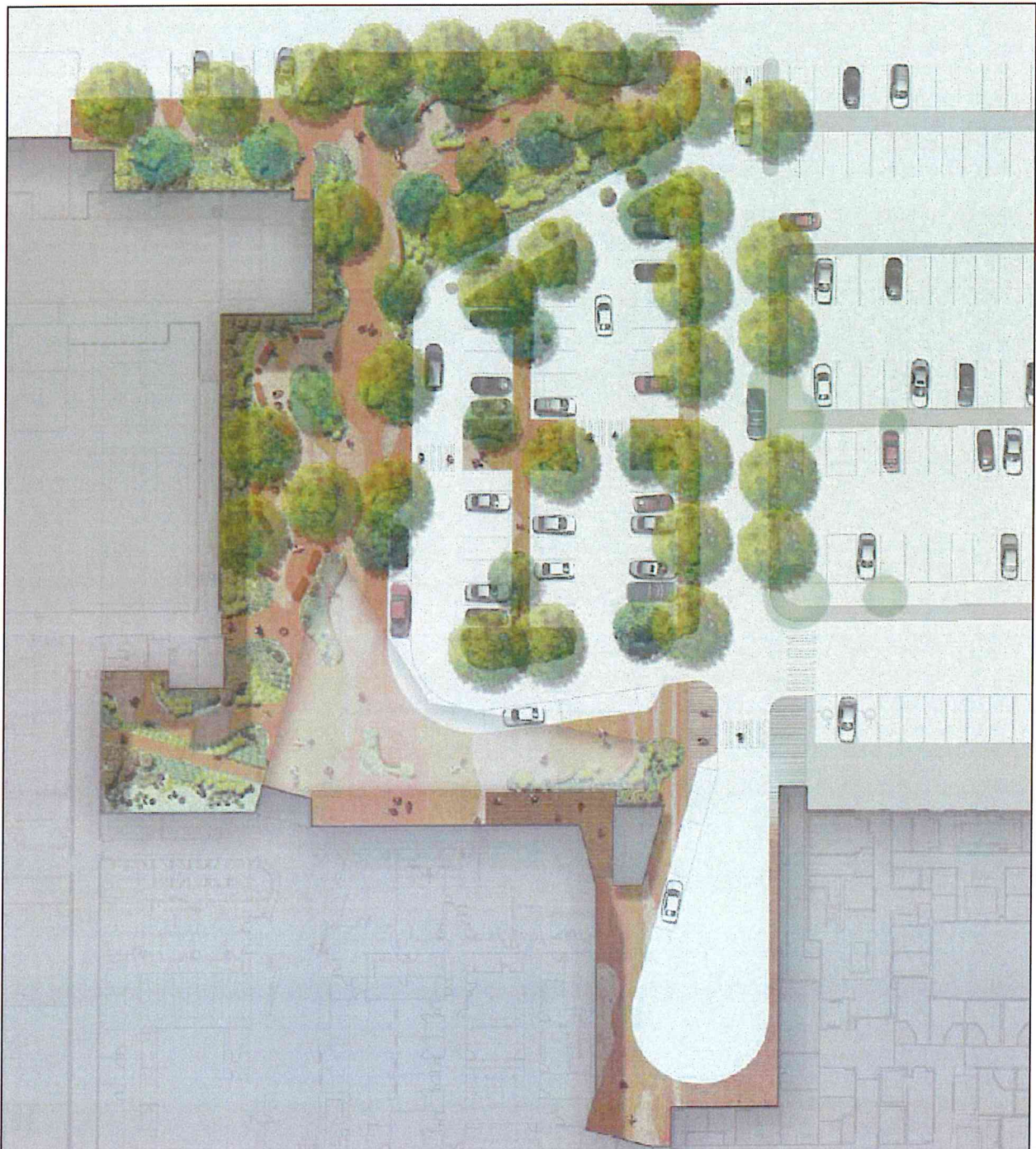


Figure 9: Approved entry forecourt landscape plan

Whilst the applicant proposes to maintain this design philosophy, the proposed modification application seeks to rationalise the design of the entry forecourt area, proposing the use of one predominant paving material, in place of the three different types of paving originally approved. Similarly, it is proposed to use a gravel paving finish within the proposed breakout spaces, to more clearly define the different functions between the adjacent pedestrian and passive environments (see **Figure 10**).

The interface/edge between the hard and soft landscape elements is also proposed to be simplified, with the garden beds setback further from the main pedestrian walkway, exposing more turfed areas. Notwithstanding the proposed changes, the modified hard/soft landscaped environment will maintain a pleasant arrival experience for patients, visitors and staff. This is proposed to be accomplished through the retention of design references to the local landscape and environment in the form of appropriate materials and native plant species selection. The department notes that while elements of the design have been simplified, the proposed amendments maintain the proposed landscape embellished character of the building edges, pathways and car park.



Figure 10: Proposed entry forecourt landscape plan

Importantly, clear wayfinding is maintained in the revised design, providing well defined sight lines from the car park and front of the hospital site (Edward Street) into the new hospital main entry. The proposed minor reduction to the height of the entry forecourt canopy, and expansion to the area it covers, will improve the all-weather protection and shading qualities of the structure, further improving the arrival experience for hospital users. See figures see **Figures 11 and 12** which provide a comparison of the entry forecourt landscape and public domain elements.



Figure 11 – Aerial view from north-East – approved



Figure 12 – Aerial view from north-east – proposed

12 PS
WITH 36 CG, 36 SS UNDER

TO EACH PLANTER
1 PL WITH 8 SS

12 PS
36 CG UNDER

TO EACH PLANTER
1 AL WITH 8 SM

TO EACH PLANTER
1 DD WITH 8 AC

Figure 13: Proposed level two rooftop garden landscape plan

The department considers the proposed amendments to the landscape and public domain design to be satisfactory and will ensure that the desired landscape character and public domain functionality for the hospital's redevelopment is maintained. Furthermore, the proposed amendments will better integrate with the design of the landscaping within the adjacent Phase 1 Mental Health Facility.

6. CONCLUSION AND RECOMMENDATION

6.1 Conclusion

The proposed modification application seeks approval to amend the façade design and treatment of the approved eight storey acute hospital building and modify the associated landscape and public domain entry forecourt design at Wagga Wagga Base Hospital.

On balance, the department considers the proposed amendments to be satisfactory and the proposal remains substantially the same as originally approved. The development is considered to still be in the public's interest given the significant social and economic benefits associated with the hospital redevelopment works. Accordingly the department recommends that the section 96 (1A) application be approved, subject to appropriate condition amendments.

6.2 Recommendation

It is recommended that the Director, Industry, Key Sites and Social Projects:

- consider** the findings and recommendations of this report;
- approve** the section 96(1A) application, subject to conditions, and;
- signs** the attached consent modification (**Tag A**).

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