

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD 9033 Wagga Wagga Rural Referral Hospital Redevelopment Stage 3
Applicant	NSW Health Infrastructure
Consent Authority	Minister for Planning

Decision

The Executive Director under delegation from the Minister for Planning has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (the Act) granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available at:
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9033

A copy of the Department of Planning and Environment's Assessment Report is available at:
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9033

Date of decision

18/12/18

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application and any additional information considered in the Department's Assessment Report;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including approximately \$111 million of capital investment, the creation of 320 construction jobs and 152 operational jobs.
- the project is permissible with development consent and is consistent with NSW Government policies including the *Riverina Murray Regional Plan 2036* as directly meeting the vision (Direction 5) to support the establishment of health precincts around Wagga Wagga Base Hospital, helping to support the growth of health and aged care sectors.
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. Conditions of consent are commended to address key impacts associated with construction and operational traffic and parking impacts, and to encourage a shift in transport modes through the preparation and implementation of a Green Travel Plan.
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent.
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 19 July 2018 until 15 August 2018 (28 days) and received three submissions expressing community views, including a submission from Wagga Wagga Council and two public submissions.

The key issues raised by Council and the community (including in submissions) are considered in the Department's Assessment Report and by the decision maker include construction and operational traffic and car parking impacts. Other issues are addressed in detail in the Department's Assessment Report.

Issue	Consideration
<p><i>Traffic</i></p> <ul style="list-style-type: none"> <i>proposed upgrades to the affected intersections and the cumulative impact of overall hospital development to the existing traffic conditions</i> 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> It is estimated that the peak construction traffic will comprise 8 heavy vehicles per day and up to 320 workers. The peak parking demand would be up to 320 vehicles. This will result in a total of 640 light vehicle movements and 16 heavy vehicle movements to and from the site. Council is concerned that upgrades to the Edward Street intersections at Docker Street, Murray Street and Brookong Avenue will have wider implications on the local road network. The cumulative traffic impact of the overall hospital development and its contribution to the baseline traffic condition is not considered in the application. The Applicant's RtS presented a revised traffic report for the proposal, provided additional assessment of a wider surrounding road network, and have taken into account recommendations from a three-way workshop (HI, RMS and Council) in relation to future works at the affected intersections. The Department supports the Applicant's response to conduct continuing workshops between HI, RMS and Council to improve affected intersections and achieve a level of service C operation for 2031. <p><i>Conditions</i></p> <p>Conditions of consent have been imposed requiring the Applicant:</p> <ul style="list-style-type: none"> to establish a Traffic and Transport Consultative Committee with Council and RMS to discuss appropriate improvement plan for the Edward Street/Murray Street intersection to achieve a level of service C operation by 2031, and upgrades of the Edward Street/Docker Street and Brookong Avenue/Murray Street intersections. All intersection upgrades are to be delivered prior to the operation of Stage 3. Further consultation should also be conducted with relevant local bus operators and TfNSW regarding intersection improvements. prepare a Construction Pedestrian Traffic Management Plan, approved by Council and submitted to the satisfaction of the Certifying Authority, prior to the commencement of any construction works.
<p><i>Car parking</i></p> <ul style="list-style-type: none"> <i>provision of on-site parking did not consider the cumulative impact of the hospital operation on parking within the hospital precinct</i> 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The new car parking configuration represents a net increase in on-site car parking of 100 spaces, addressing the 85-space demand generated by the proposal. Council commented that car parking remains a critical concern within the hospital precinct. The Applicant's provision of car parking as a result of the development meets the minimum requirements set out in Wagga Wagga DCP 2010. However, it did not consider the cumulative impact of the hospital operation on parking within this precinct but rather relies heavily on off-site parking. The removal of 36 existing spaces as a result of earlier stages of construction is not considered in the proposal and whether these were replaced elsewhere. Council provided recommendations to maximise the provision of on-site parking through minor design changes, which could result in an additional 25 to 29 carparking spaces. The Applicant's RtS presented a revised traffic report for the proposal. The revised traffic report corrected a calculation error which result in provision of car parking spaces from 107 to 100. The Department noted that a feasibility assessment is currently being undertaken by HI for a multi-storey car park, which would alleviate current parking demands from the surrounding residential area. The Department considered the concerns raised during the exhibition period and those raised by Council and is satisfied that car parking demand generated by the proposal will be addressed through conditions of consent.

	<p><i>Conditions</i></p> <p>Conditions of consent have been imposed requiring the Applicant to:</p> <ul style="list-style-type: none"> • Prepare and implement a Green Travel Plan with the view to easing potential impacts through the proper management of on-campus parking and encouraging other forms of transport to the site.
<p><i>Green space</i></p> <ul style="list-style-type: none"> • <i>provision of good access to green space and severely limited solar access to green space</i> 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • Green spaces are proposed to provide the opportunity for people to congregate or to find solitude. The Applicant's landscape scheme has six distinctive elements: north-west pocket park; northern 'level change' landscape; north-east pocket park; eastern covered space; western courtyard and spiritual courtyard. • Council supports maximising green space. However, consideration should be given to pedestrian access and pathfinding to maximise the success of the spaces. • The Applicant's RtS provided a revised design which better connects the ground floor public areas of the proposed building, both internally and externally. • Council also commented the severely limited solar access and consider swap the green space with patient transfer parking. • The Applicant's RtS responded that if green space is removed, inpatient bedroom on the levels above would not be able to enjoy attractive natural outlook. • The Applicant also provided a revised landscape plan with the RtS with screening for the green areas with trees and vegetation. • The Department considered the concerns raised during the exhibition period and those raised by Council and is satisfied that the provision of green space by the proposal have been satisfactorily addressed. <p><i>Conditions</i></p> <p>Imposition of conditions of consent was not considered necessary given the findings of the Department's assessment.</p>
<p><i>Retail floor space</i></p> <ul style="list-style-type: none"> • <i>Limiting retail uses</i> 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • Council commented that retail space activities on site should be limited to ancillary to the hospital operation only. • The Applicant confirmed that retail space activities on site is limited to ancillary to the hospital operation only. <p><i>Conditions</i></p> <p>Imposition of conditions of consent was not considered necessary given the findings of the Department's assessment.</p>
<p><i>Hydrotherapy pool</i></p> <ul style="list-style-type: none"> • <i>A member of the public requested the inclusion of a hydrotherapy pool</i> 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The Applicant noted that the provision of a hydrotherapy pool was not possible for this stage of the hospital but that the provision of services will be continually reviewed by Health Infrastructure into the future. • The Department is satisfied that the design as proposed in the EIS and RtS meets the functional requirements set out by Health Infrastructure to meet the needs of the Local Health District. <p><i>Conditions</i></p> <p>Imposition of conditions of consent was not considered necessary given the findings of the Department's assessment.</p>
<p><i>Cycle centre</i></p> <ul style="list-style-type: none"> • <i>A member of the public requested the inclusion of a cycle centre in the design</i> 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The Applicant noted that the provision of a cycle centre was not possible for this stage of the hospital. Future consideration of a cycle centre may be possible as Health Infrastructure continue to review the provision of service. • The Department is satisfied that the design as proposed in the EIS and RtS meets the functional requirements set out by Health Infrastructure to meet the needs of the Local Health District. <p><i>Conditions</i></p> <p>Imposition of conditions of consent was not considered necessary given the findings of the Department's assessment.</p>

