

10 October 2018

17593

Ms Liz Devlin
A/Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2000

Attention: Teresa Gizzi

Dear Ms Devlin,

WAGGA WAGGA RURAL REFERRAL HOSPITAL – SSD 9033 RESPONSE TO SUBMISSIONS AND AMENDED PROPOSAL

The Environmental Impact Statement (EIS) for the Wagga Wagga Base Hospital (Stage 3) redevelopment was publicly exhibited between 19 July 2018 and 15 August 2018. In total, seven agency submissions and two public submission were received. Whilst none of the submissions raised any significant concerns regarding the proposal, comments were made around traffic, parking and access, aboriginal heritage, noise amenity and design.

The attached response to submissions table sets out the proponent's response to issues raised in the submissions, as well as the request for further information from the Department of Planning and Environment (the Department) and Government Architect NSW (GANSW).

The response table should be read in conjunction with the following attached documentation:

- Revised Architectural Drawings prepared by Jacobs (**Appendix A**);
- Design Statement prepared by Jacobs (**Appendix B**);
- Revised Traffic Impact Assessment prepared by GTA (**Appendix C**);
- Art Strategy prepared by Eastern Riverina Arts (**Appendix D**);
- Geotechnical Investigation prepared by Douglas Partners (**Appendix E**);
- Preliminary Sub Surface Soil Assessment – Old Hospital Building prepared by JBS&G (**Appendix F**);
- Preliminary Soil Assessment - Subsurface Site Investigation, Stage 3 prepare by JBS&G (**Appendix G**); and
- Revised Landscape Plans prepared by Site Image (**Appendix H**).

1.0 Consultation

Since exhibition of the SSD DA NSW Health Infrastructure (HI) and their consultant team have undertaken further consultation with the following parties.

Table 1 Summary of additional consultation

Agency	Meeting date	Issues discussed
RMS and Council	12 September 2018	Traffic workshop and design amendments
NSW Government Architect	17 September 2018	Presentation of the amended design and response to GANSW's submission.
RMS and Council	27 September 2018	Traffic workshop and design amendments

It is noted that further meetings will be held with RMS and Council to develop appropriate traffic mitigation measures to the satisfaction of all parties (refer to Agency Submissions Response Table).

2.0 Department's matters to be addressed

Contamination and Remediation

Please advise if approval is sought for the remediation of the site as part of this SSD application.

We confirm that the SSD application does not seek approval for remediation of the site as this has been undertaken under a separate application under Part 5 of the EP&A Act.

Notwithstanding, the geotechnical report (**Appendix E**) and site investigation reports that have informed the RAP (submitted with the EIS) are provided at **Appendix F** and **G** to allow the Department to consider SEPP55.

Operational Jobs

Please confirm the number of full-time equivalent operational jobs will be created by the Stage 3 development.

To clarify, a number of the (Stage 3) services are currently being delivered by the Wagga Wagga Health Service in either onsite or offsite accommodation. These services currently generate 1,338 operational jobs. Upon completion of the Stage 3 development and when the building is fully operational in 2026/27 this will increase to 1,490 operational jobs. This is an increase of 152 FTE operational jobs as a result of the Stage 3 development.

Not all 152 FTE employees will work on-site full time as the Hospital supports roles in the community and at off-site accommodation. Accordingly, GTA has identified the nett number of increased FTE jobs, being 122, that will be based at the Stage 3 building (on-site) to undertake their traffic assessment. The Traffic Report has been amended to be consistent with this clarification (**Appendix C**). There is no change to the findings of the traffic assessment as a result.

3.0 Proposed design refinements

It is noted that there have been some changes to the proposal since the submission of the exhibition documents including a change of architects. The changes are largely driven by the need to improve the proposed building.

The primary changes are summarised as follows:

- Improved integration of Stage 3 with the recent Stage 2 Acute Services Building (ASB) and the Stage 1 Mental Health Building to provide a more unified architectural expression, including change to building materiality and finishes.
- Improved public connections both internally and externally and provision of better access to green spaces.
- Simplified wayfinding by clarifying the address and main entry point to the hospital and to locate it at the junction point between the principle buildings.

It is noted that RL of the building has changed from RL 211.47 (28m) to RL 211.49 (28m).

The design changes are principally related to the façade design system and internal functional design. The built form and volume remain largely unchanged. Accordingly, the environmental impact of the proposed building, with respect to built-form, overshadowing, visual privacy, view impacts and wind impacts remains unchanged.

A detailed summary of the design changes has been prepared by the new Architect, Jacobs and is provided at **Appendix B**. Amended Architectural Drawings are provided at **Appendix A**.

Landscape Design

Since the submission of the exhibition documents, the Landscape Architect has changed and a refined and improved landscape concept has been prepared. Amended Landscape Plans prepared by Site Image are provided at **Appendix H**. The revised design features seven (7) discrete areas, including:

- **Northern linear landscape terrace** – buffer planting, seating and walkway.
- **North-east pocket park** – embankment planting, terraced turf lawns and walkway.
- **Eastern entry** – Architectural canopy, open branded paving, retained vegetation.
- **North-west park** – Open lawns and sheltered seating.
- **Western park** – Tree and boundary planting, circulation walkways.
- **Southern courtyard** – Bioretention planting, trees and circulation walkways.
- **Cultural courtyard** – Water and play elements, seating and contemplation area, sculpture and wall mural.

Car Park

It is noted that the EIS previously incorrectly reported an additional 107 car parking spaces provided by the application. The Traffic Report confirms the correct number of spaces is 100 additional. The amended design has made various minor changes to car parks, however, the design maintains provision of 100 additional car parking spaces as shown at Drawing 0100 at **Appendix A**.

Road Improvements

The exhibited EIS proposed right turn restrictions out of Murray Street and Brookong Avenue onto Edward Street, with a raised median preventing right turns. Following traffic workshops undertaken with RMS and Council it has been agreed that an alternate design solution will be required to these intersections. HI, RMS and Council have committed to undertaking ongoing meetings to resolve the preferred intersection treatment of Edward and Murray Streets. Accordingly, the amended Architectural Drawings no longer show any treatment to these intersections.

HI would be willing to accept a condition requiring the upgrade of intersection works to be resolved in consultation with RMS and Council prior to occupation of the facility, based on discussions with RMS.

Alteration of Stage 2 Acute Hospital Building

The amended design incorporates the internal refurbishment of a 'spiritual' room and offices on the Ground Floor of the Stage 2 Acute Hospital Building. This is shown at Drawing 1501 at **Appendix A**.

Project Summary

Notwithstanding the above design amendments, we confirm that the description of the proposed development has changed. The proposal continues to seek approval for:

A six (6) storey Ambulatory Care Building (ACB), including a rooftop plant room, all above an undercroft parking level. The ACB will contain:

- Aged Care;
- Rehabilitation;
- Older Person's Mental Health;

- Renal Dialysis Unit;
- Ambulatory Clinics;
- Rehabilitation and Allied Health;
- Extended Hours Services;
- Office Accommodation;
- A new public entry atrium;
- Car parking for an additional 100 vehicles;
- Ground Level and bridge connection to the existing hospital building at Level 1 and Level 4;
- Site landscaping;
- Removal of 11 demountable buildings;
- Signage;
- Associated works to the internal car park;
- Alterations to existing Stage 2 Acute Hospital Building;
- Associated building services.

4.0 Conclusion

The proponent and project team have considered all submissions made in relation to the public exhibition of the proposal. A considered and detailed response to all submissions has been provided within this letter and the accompanying documentation.

In responding to and addressing the range of matters raised, the proposal has been refined pursuant to Clause 55 of the *Environmental Planning and Assessment Regulation 2000*.

We trust that the responses provided above will enable the Department to finalise their assessment of the SSD DA. Given the environmental planning merits (and the ability to suitably manage and mitigate any potential impacts) and significant public benefits proposed, it is requested that the Minister approve the application.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or cmcgillick@ethosurban.com.

Yours sincerely,



Chris McGillick
Senior Urbanist