



Wagga Wagga Base Hospital Modification 2

*State Significant
Development
Modification Assessment
(SSD 9033 MOD 2)*

August 2019

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Glossary

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CIV	Capital Investment Value
Consent	Development Consent
Council	Wagga Wagga City Council
Department	Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
RtS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
Secretary	Secretary of the Department of Planning, Industry and Environment
SEPP	State Environmental Planning Policy
SRD SEPP	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
SSD	State Significant Development



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1. Introduction

This report provides an assessment of an application to modify the State significant development consent (SSD) for Wagga Wagga Base Hospital Stage 3 (SSD 9033).

The modification application seeks approval for the extension of the basement carpark to provide an additional 32 car spaces. The extension of the basement carpark will also involve: installation of air handling mechanical plant; extension and rationalisation of plenum air exhaust; and minor realignment of the fire escape passage.

The application has been lodged by Health Infrastructure NSW (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

1.1 Site Description

Wagga Wagga Base Hospital is located on the corner of Edward Street and Docker Street and legally described as Lot 334 DP 1190643 in the Wagga Wagga local government area. The Wagga Wagga base hospital consists of: a six storey Ambulatory Care Building (ACB) which includes a rooftop mechanical plant room and 40 basement car spaces; ground level retail space; 60 at grade car parking spaces; and bridge connections between the ACB and the main hospital building. The hospital site including stage 3 development are depicted in **Figure 1**.



Figure 1 | Site Location (Source: Nearmaps)

Wagga Wagga is approximately a five hour drive south west of Sydney and two hours, 45 mins west of Canberra. The Wagga Wagga Base Hospital is one of three primary medical facilities of the Murrumbidgee Local Health District, serving four centres of population: Albury; Deniliquin; Griffith; and Wagga Wagga. The land uses surrounding the subject site consist of R3 residential land to the east and across Edward Road to the north, R1 general residential land to the south and across Docker Street to the west.

The proposed modification to the basement car parking is to support future operation and growth of the Wagga Wagga Base Hospital.

1.2 Approval History

On 18 December 2018, the Executive Director, Priority Projects Assessments, granted consent to SSD 9033 for the Wagga Wagga Base Hospital Redevelopment Stage 3, comprising of:

- construction of a six storey Ambulatory Care Building (ACB), including a rooftop plant room and car parking.
- ground level and bridge connection to the existing hospital building.
- site landscaping.
- removal of 11 demountable buildings.
- signage.
- associated building services.

The development consent has been modified on one occasion (see **Table 1**)

Table 1 | Summary of Modifications

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
MOD 1	Modify condition B7 – Unexpected contamination procedure, to delete the requirement for off-site disposal of contaminated material.	Director	4.55(1A)	12 June 2019



2. Proposed Modification

The Applicant lodged a modification (MOD 2) to make changes to the basement car park approved as part of SSD 9033 beneath the new ACB. The modification application comprises:

- excavation beneath the eastern portion of the approved Ambulatory Care Building to accommodate 32 additional car spaces.
- basement design changes involving:
 - installation of air handling mechanical plant.
 - extension and rationalisation of air exhaust.
 - minor realignment of the fire escape passage.

The Applicant's justification for the proposal is that the introduction of additional car parking will assist in alleviating the existing demand for car parking associated with the hospital, whilst having no adverse impact on surrounding traffic conditions.

The proposed modifications are depicted in **Figures 2 and 3**.

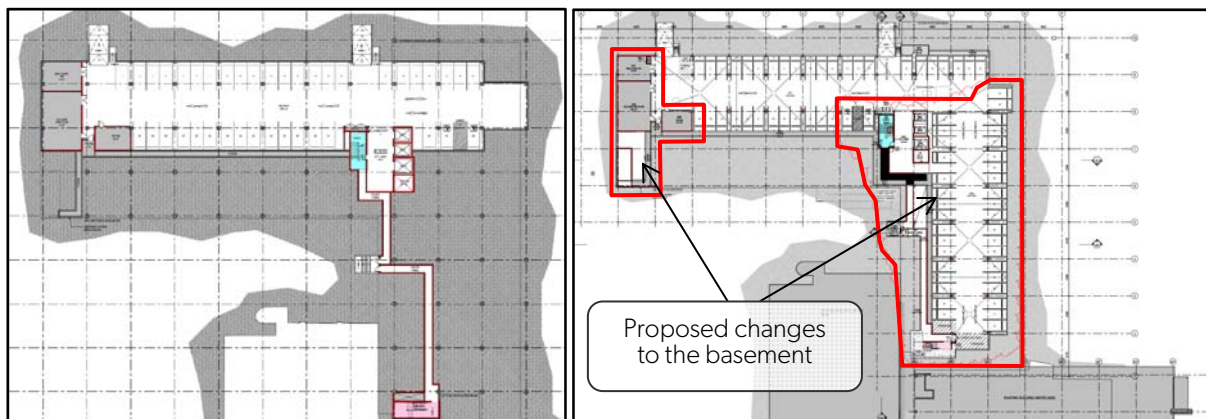


Figure 2 | Basement carpark approved (left) and proposed extension and additional services (right) (Source: Modification documents)

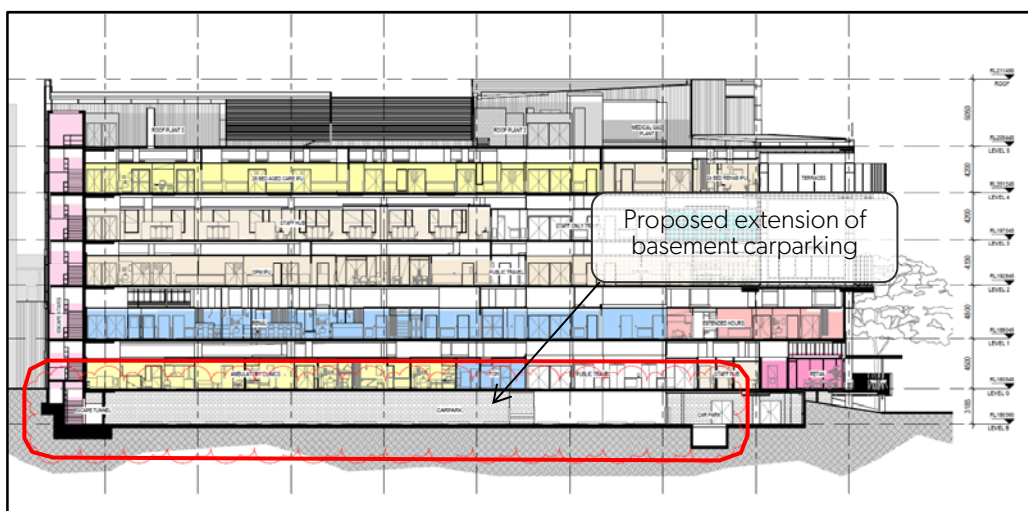


Figure 3 | Section plan (north to south, looking west) of the basement carpark extension (Source: Modification documents)



3. Strategic Context

The proposed modification would remain consistent with:

- Riverina Murray Regional Plan.
- State Infrastructure Strategy 2018-2038.
- Wagga View Community Strategic Plan 2040.
- NSW Long Term Transport Masterplan 2012.
- Draft Future Transport Strategy 2056.



4. Statutory Context

4.1 Scope of Modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not significantly increase the environmental impacts of the project as approved.
- is substantially the same development as originally approved.
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

4.2 Consent Authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 11 October 2017, the Director, Social and Infrastructure Assessments, may determine the application as:

- the relevant local council has not made an objection.
- a political disclosure statement has not been made.
- public exhibition of the application was not required and therefore no public submissions objecting to the proposal were received.



5. Engagement

5.1 Department's Engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to State significant development. Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website on 30 July 2019 and was referred to Wagga Wagga City Council (Council) for comment.

5.2 Summary of Submissions

The Department did not receive any submissions from members of the public. Council raised no objection to the proposed modification.



6. Assessment

Approval is sought to modify the basement of the new ACB to accommodate 32 additional car parking spaces, mechanical plant, air exhaust and minor realignment of the fire escape passage.

The proposed modification does not propose any external modification so the built form of the proposal will change from the approved development.

The traffic impact assessment report submitted in support of the proposed modification concludes that the additional 32 parking spaces (resulting in an overall parking supply of 572 spaces) will not adversely impact the surrounding traffic conditions, but assist in alleviating the existing demand for on-street parking around the hospital campus. In this regard, both Council and RMS identified in submissions for the original application that more parking should be provided on the campus to address existing on-street parking pressures.

Appropriate remediation has been undertaken onsite and a validation report submitted as part of this modification confirms that the site is suitable for use as a health care facility.

The Department is satisfied that the proposal will not have significant environmental impacts on the subject site that have not already been assessed previously and can be managed by the mitigation measures and conditions of approval as part of SSD 9033.



7. Evaluation

The Department has reviewed the submitted documentation and assessed the merits of the proposal. All environmental issues associated with the proposal have been thoroughly addressed.

The proposed modification is consistent with the objects of the EP&A Act, applicable EPIs and is consistent with the Riverina Murray Regional Plan as it would support the growth of the health precinct in Wagga Wagga.

The development as modified would be substantially the same as that originally approved and would deliver a significant public benefit through the continued provision of improved health care in the area.

The Department considers the development is in the public interest and the modification application should be approved.



8. Recommendation

It is recommended that the Director, Social and Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report.
- **Determines** that the application Wagga Wagga Base Hospital SSD 9033 Modification 2 falls within the scope of section 4.55(1A) of the EP&A Act.
- **forms the opinion** under section 7.17(c) of the Biodiversity Conservation Act 2016, that a biodiversity development assessment report is not required to be submitted with this application as the modification will not increase the impact on biodiversity values on the site.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant consent to the application.
- **modify** the consent SSD 9033.
- **signs** the attached approval of the modification.

Recommended by:

Ingrid Berzins

Planning Officer

Social and Infrastructure Assessments

Recommended by:

David Gibson

Team Leader

Social Infrastructure



9. Determination

The recommendation is: **Adopted by:**

Karen Harragon

Director

Social and Infrastructure Assessments



Appendices

Appendix A – List of Documents

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning, Industry and Environment's website as follows:

1. Modification Report and Attachments
<https://www.planningportal.nsw.gov.au/major-projects/project/16996>

Appendix B – Consolidated Consent

<https://www.planningportal.nsw.gov.au/major-projects/project/16996>

Appendix C – Recommended Instrument of Modification