



# Wagga Wagga Base Hospital Redevelopment – Stage 3 Modification 4

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Change in location of generator  
State Significant Development Modification Assessment  
(SSD 9033 MOD 4)

July 2020

Published by the NSW Department of Planning, Industry and Environment

[dpie.nsw.gov.au](http://dpie.nsw.gov.au)

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# Glossary

Abbreviation	Definition
<b>AHD</b>	Australian Height Datum
<b>BCA</b>	Building Code of Australia
<b>CIV</b>	Capital Investment Value
<b>Consent</b>	Development Consent
<b>Council</b>	Wagga Wagga City Council
<b>Department</b>	Department of Planning, Industry and Environment
<b>EIS</b>	Environmental Impact Statement
<b>EPA</b>	Environment Protection Authority
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2000
<b>EPBC Act</b>	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
<b>EPI</b>	Environmental Planning Instrument
<b>ESD</b>	Ecologically Sustainable Development
<b>LEP</b>	Local Environmental Plan
<b>Minister</b>	Minister for Planning and Public Spaces
<b>Planning Secretary</b>	Secretary of the Department of Planning, Industry and Environment
<b>SEARs</b>	Planning Secretary's Environmental Assessment Requirements
<b>SEPP</b>	State Environmental Planning Policy
<b>SRD SEPP</b>	State Environmental Planning Policy (State and Regional Development) 2011
<b>SSD</b>	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 the Wagga Wagga Base Hospital Redevelopment - Stage 3 (SSD 9033). The modification application seeks approval to relocate the generator from a location in front of Harvey House to a location between the Docker Street boundary and the CP11 New West Carpark. 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 Background

Wagga Wagga is approximately a five hour drive south-west of Sydney and three hours west of Canberra. The Wagga Wagga Base Hospital is one of three primary medical facilities of the Murrumbidgee Local Health District, serving the four regional centres of Albury, Deniliquin, Griffith and Wagga Wagga.

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 comprises a six storey Ambulatory Care Building (ACB), which includes a rooftop mechanical plant room, 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 the Stage 3 development location are depicted in **Figure 1**.

To the east and north across Edward Road are residential developments on land zoned R3 residential. To the west and north across Docker Street are more residential properties on land zoned R1 residential.

Wagga Wagga Base Hospital (c1960 building) is listed as a local heritage item under the Wagga Wagga LEP 2010. Whilst listed, the building was demolished in 2017. Harvey House does not have formal heritage listing, however the building is known for being a fine example of the Interwar Free Classical Style. The proposal will improve the architectural amenity of Harvey House by relocating the generator to a more appropriate location adjacent to the Stage 3 development.



**Figure 1 | Site Location** (Base Source: Nearmaps)

## 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:

- 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 three occasions (see **Table 1**).

**Table 1 | Summary of Modifications**

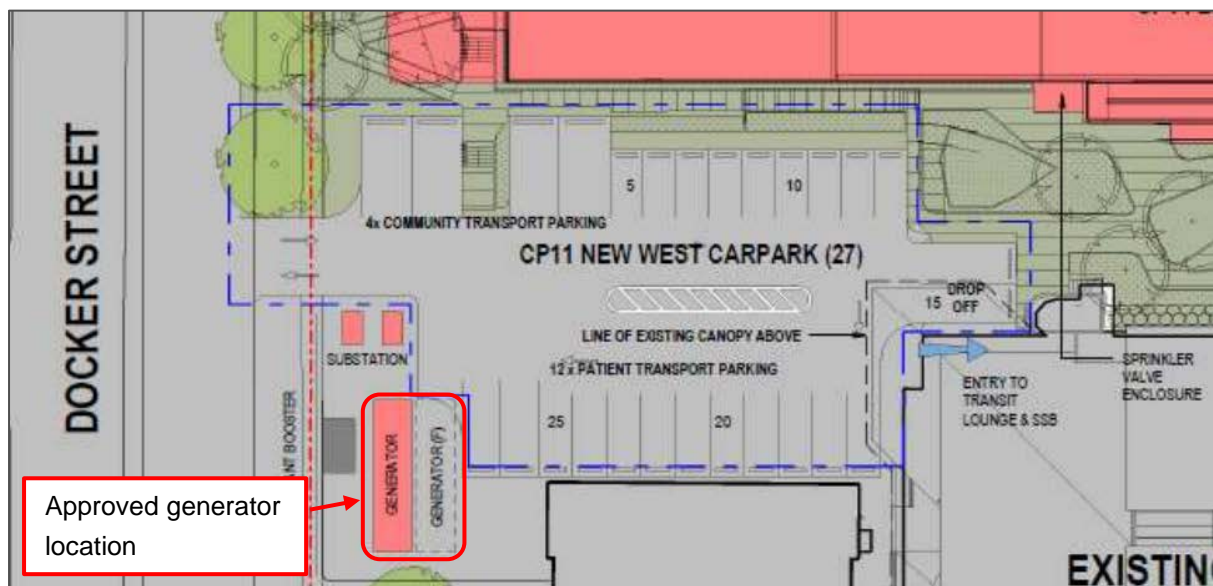
<b>Mod No.</b>	<b>Summary of Modifications</b>	<b>Approval Authority</b>	<b>Type</b>	<b>Approval Date</b>
<b>MOD 1</b>	Modify condition B7 – Unexpected contamination procedure, to delete the requirement for off-site disposal of contaminated material.	Director	4.55(1A)	12 June 2019
<b>MOD 2</b>	Extension of the basement carpark to provide an additional 32 car spaces.	Director	4.55(1A)	25 August 2019
<b>MOD 3</b>	Insertion of a staging conditions to enable construction works to occur concurrently across stages.	Director	4.55(1A)	19 December 2019

## 2 Proposed modification

On 23 June 2020, the Applicant lodged a fourth modification application to amend the consent under Section 4.55(1A) of the EP&A Act. The proposed modification seeks to relocate the approved location of the on-site generator from outside Harvey House to an area adjacent to the Docker Street boundary and the CP11 New West Carpark. The generator will require a concrete and Colourbond enclosure, which will be setback from Docker Street boundary. The currently approved location of the generator will remain a grassed space, as presently exists. A minor cut and fill of approximately 600mm over 14m will be required to accommodate the generator and enclosure.

The modification as proposed will result in a loss of three car spaces, however, the project team has confirmed three spaces are provided elsewhere on-site and therefore, the parking requirements for the Wagga Wagga Base Hospital campus will still be met. The proposed will also reduce the number of generators needed for the site, from two to one.

The proposed modification is illustrated in **Figures 2 to 5** below.



**Figure 2** | Approved location of generator (Source: Original SSD Plans)



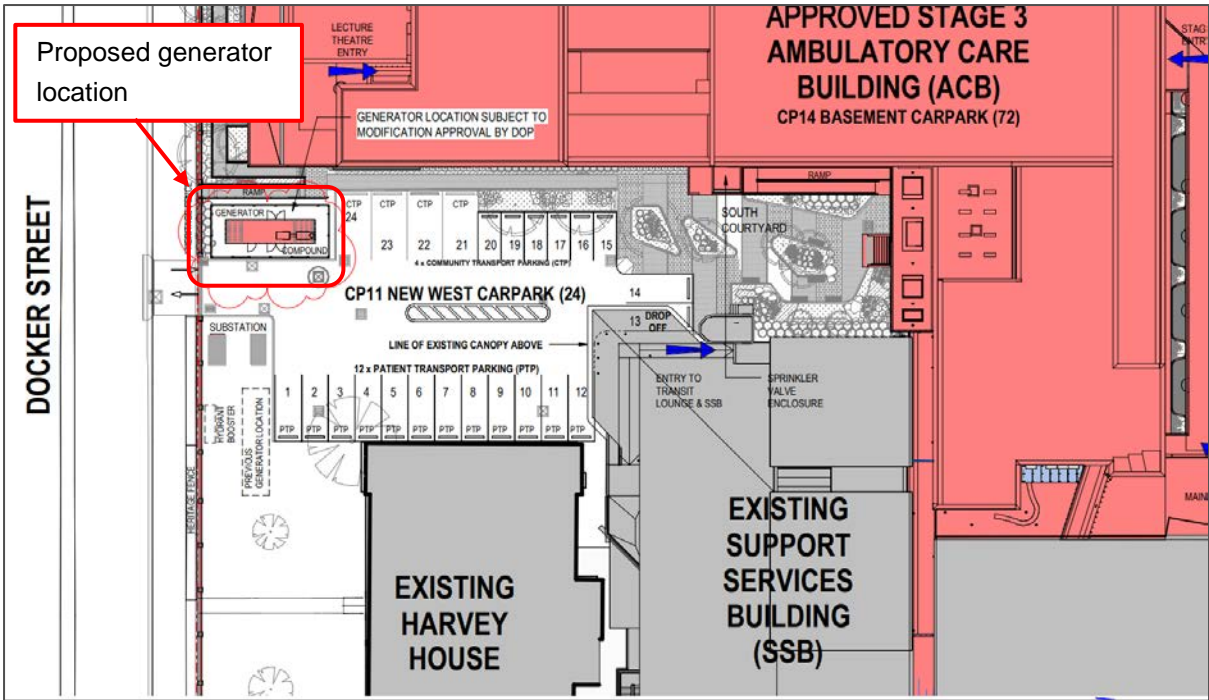


Figure 3 | Proposed location of generator (Source: Jacobs)



Figure 4 | South elevation of generator enclosure (Source: Jacobs)



Figure 5 | West elevation of generator enclosure (Source: Jacobs)

### 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 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 will be the consent authority under section 4.5(a) of the EP&A Act.

#### Minister's delegate as 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 9 March 2020, the Director, Social and Infrastructure Assessments, may determine the application.

### 4.3 Mandatory matters for consideration

The Department conducted a comprehensive assessment of the project against the mandatory matters for consideration as part of the original assessment of SSD 9033. The Department considers this modification application does not result in significant changes that would alter the mandatory matters for consideration under section 4.15 of the EP&A Act and conclusions made as part of the original assessment.

## 5 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, due to the minor nature of the proposed amendments, the application was not notified or advertised.

## 6 Assessment

In assessing the merits of the proposal, the Department has considered:

- the modification application and associated documents.
- the environmental assessment and conditions of approval for the original project and subsequent modifications.
- relevant environmental planning instruments, policies and guidelines.
- the requirements of the EP&A Act.

The Department considers the key issues associated with the proposal to noise, visual impact and car parking provision.

### 6.1 Compliance with approved noise limits

Acoustic Logic prepared a brief dated 19 December 2019, proposing detailed acoustic treatments for the Wagga Wagga Base Hospital Redevelopment – Stage 3. Specifically, the brief recommended the following treatments to mitigate noise impacts associated with the operation of the subject generator:

- the generator be contained within a four metre high solid Colorbond enclosure (to achieve a noise level from the generator of no more than 75dB(A) at a seven metre distance).
- a noise absorptive lining for the interior of the enclosure.

Acoustic Logic undertook a further acoustic review in support of the proposed modification. In a letter dated 1 July 2020, Acoustic Logic confirmed the existing acoustic treatments outlined in its December 2019 brief are still applicable to the proposed new generator location. Therefore, with the treatments implemented, the noise emissions from the generator in its proposed new location will be compliant with the acoustic requirements detailed in the acoustic assessment, which was undertaken as part of the approval of SSD 9033.

The Department is of the opinion that given the proposed treatments and the proposed location within close proximity to that previously approved, the noise levels associated with the generator in its new location are acceptable. The Department understands the proposed relocation of the generator will reduce the number of generators required on the site from two to one. The Department will ensure potential noise impacts are minimised through recommended conditions which include compliance with the Acoustic Brief prepared by Acoustic Logic (December 2019).

### 6.2 Visual impact

A new concrete and Colourbond enclosure will be required to facilitate the new generator. The generator and enclosure as proposed is setback from the Docker Street boundary sufficiently to retain a landscaped frontage to Docker Street, and given the size of the new adjacent six storey Ambulatory Care Building, the enclosure structure will be recessive in the streetscape when Stage 3 is complete.

The Department acknowledges that the relocation of the generator will improve the visual amenity of the locality by preserving views of Harvey House and in this regard supports the proposed relocation.

### 6.3 Car parking

The modification as proposed will result in the removal of three car parking spaces from new Car Park 11 (from 27 to 24 spaces). A review of the campus car parking was undertaken in support of the proposed modification application. The review confirmed that the three lost spaces are provided elsewhere on the campus, and the overall number of parking spaces proposed for the Stage 3 development will still be delivered. This is due to a miscalculation of space numbers within Car Park 4 detailed in the Stage 3 SSD application. Finished Car Park 4 actually delivers 39 spaces, rather than the previously stated 31 spaces (an increase of eight spaces). Therefore, following delivery of Stage 3, parking provision across the hospital campus will exceed the anticipated 572 spaces by five spaces, providing 577 parking spaces in total.

The Department considers the loss of three car parking spaces in the West Car Park acceptable given the total car spaces provided for the hospital exceeds the number originally expected in the SSD 9033 documentation.

## 7 Evaluation

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

The modified proposed will improve the historic amenity of Harvey House by moving the generator to a less visually intrusive location, while the amenity impacts on operations of the hospital and general locality are considered to be negligible.

The development as modified would be substantially the same as that originally approved under SSD 9033 and would deliver public benefit through the continued provision of improved healthcare in the region.

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



## 8 Recommendation

This section provides a formal recommendation to the decision maker to approve or refuse the modification. The recommendation section is only applicable to projects where the Minister (or his delegate) is the decision maker.

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 SSD 9033 MOD 4 falls within the scope of section 4.55(1A) of the EP&A Act.
- **forms the opinion** under section 7.17(2)(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 of the site.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification.
- **modify** the consent SSD 9033.
- **signs** the attached approval of the modification (**Appendix B**).

Recommended by:



**Kathryne Glover**  
Planning Officer  
Social and Infrastructure Assessments

Recommended by:



**David Gibson**  
Team Leader  
Social Infrastructure

## 9 Determination

The recommendation is **adopted** by:

A handwritten signature in black ink, appearing to read 'KH', with a long horizontal flourish extending to the right.

8 July 2020

**Karen Harragon**

Director

Social and Infrastructure Assessments

as delegate of the Minister for Planning and Public Spaces

# Appendices

## **Appendix A – Modification report**

<https://www.planningportal.nsw.gov.au/major-projects/project/34351>

## **Appendix B – Notice of modification**

<https://www.planningportal.nsw.gov.au/major-projects/project/34351>