



Wagga Wagga Base Hospital Redevelopment – Stage 3 Modification 5

Change in at-grade car parking arrangements and
landscaping
State Significant Development Modification Assessment
(SSD-9033-Mod-5)

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Glossary

Abbreviation	Definition
BCA	Building Code of Australia
Consent	Development Consent
Council	Wagga Wagga City Council
Department	Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
Planning Secretary	Secretary of the Department of Planning, Industry and Environment
SEPP	State Environmental Planning Policy
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
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 the Wagga Wagga Base Hospital Redevelopment - Stage 3 (SSD-9033). The modification application seeks approval for the reconfiguration of car parking spaces and subsequent carpark layout changes. The application has been lodged by Health Infrastructure NSW, on behalf of Health Administration Corporation (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 460km south-west of Sydney and 245km 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 hospital includes 14 car parks to support the operations of Wagga Wagga Base Hospital. The hospital site, including the location of carparks relevant to this modification, is 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.



Figure 1 | Site location and at-grade carparks (Base Source: Nearmaps)

1.2 Approval history

On 18 December 2018, the then 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 four occasions (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
Mod-2	Extension of the basement carpark to provide an additional 32 car spaces.	Director	4.55(1A)	25 August 2019
Mod-3	Insertion of a staging condition to enable construction works to occur concurrently across stages.	Director	4.55(1A)	19 December 2019
Mod-4	Relocation of a generator.	Director	4.55(1A)	8 July 2020

2 Proposed modification

On 10 April 2021, the Applicant lodged a fifth modification application to amend the consent under Section 4.55(1A) of the EP&A Act. The proposed modification, as amended on 17 May 2021 and 1 June 2021, seeks to alter the car parking provision on the hospital campus and update the previously approved campus site plan to support the changes (**Table 2**).

Table 2 | Changes to Parking

Carpark	Proposed Changes
CP4	Conversion of secondary entrance and landscaping to parking areas, creating an additional 10 car spaces. Conversion of four parking spaces to drop-off spaces.
CP13	Retention of temporary clinics demountable to address operation needs, resulting in the removal of 36 spaces from campus parking supply.
CP2	Reconfiguration of car parking spaces resulting in one additional space.
CP3	Reconfiguration of car parking spaces resulting in the removal of five spaces.
CP5	Reconfiguration of car parking spaces resulting in the removal of three spaces.
CP7	Reconfiguration of car parking spaces resulting in the removal of seven spaces.
CP9	Reconfiguration of car parking spaces resulting in an additional 11 spaces.

The proposed modification is required to support the operational needs of the hospital and to correct previous plan errors, and is a result of design development of parking areas as the hospital campus redevelops.

Subsequently across campus, there will be a net loss of 36 car spaces, reducing the total supply of car parking spaces on the campus to 101. The total parking requirement for the hospital as calculated with SSD-9033 was 95 spaces, so the demand will still be met despite the 36 space reduction.

In response to the Department's request for further clarification on the number of spaces across the campus, the Applicant updated the architectural plans to address the discrepancies between the plans and the number of car parking spaces provided on 17 May 2021 and 1 June 2021, including clarifying that a previous modification incorrectly showed 39 spaces for CP4 when there was only 36 approved.

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

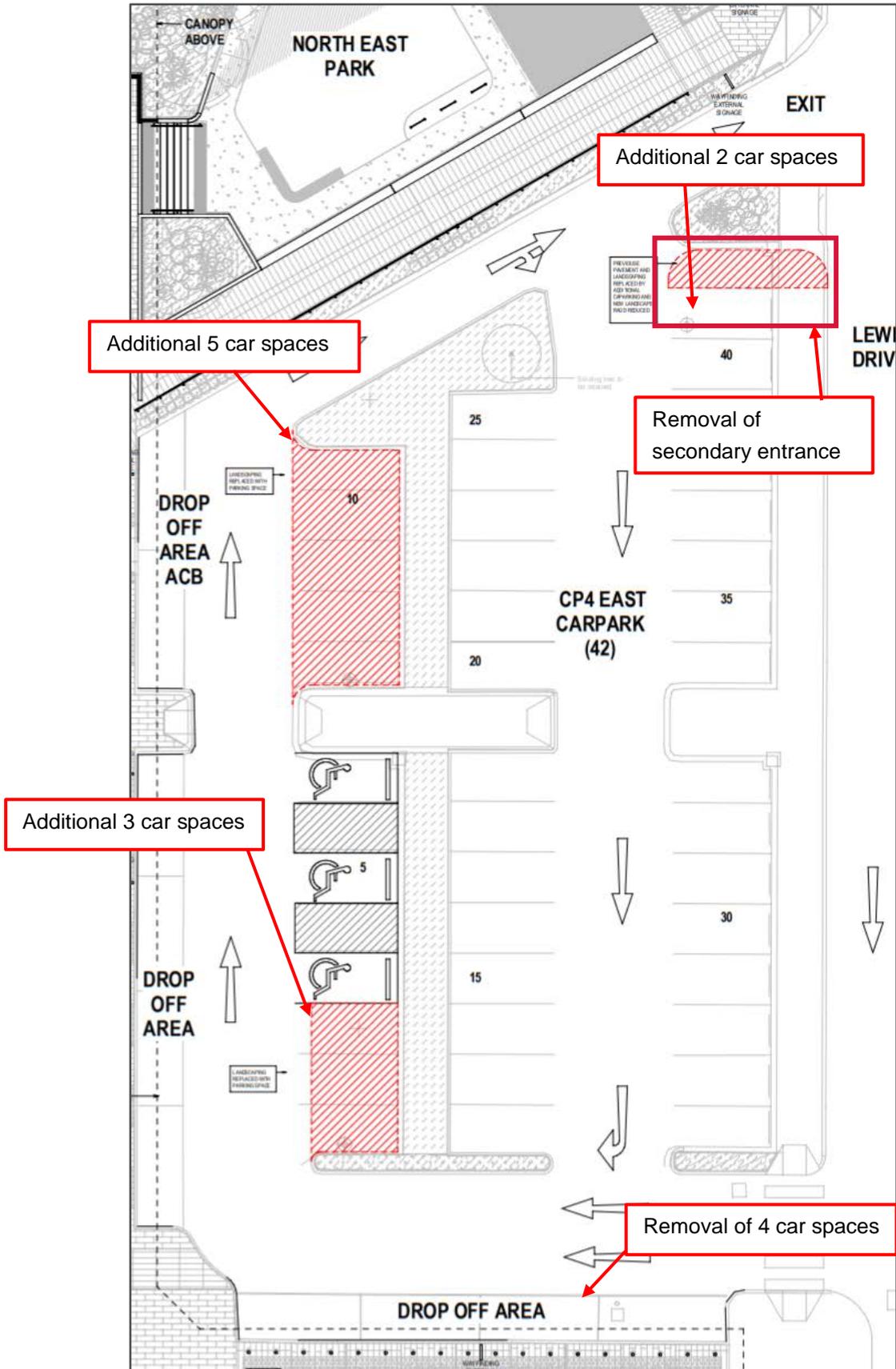


Figure 2 | Changes to Car Park 4 (Source: Modification Report)

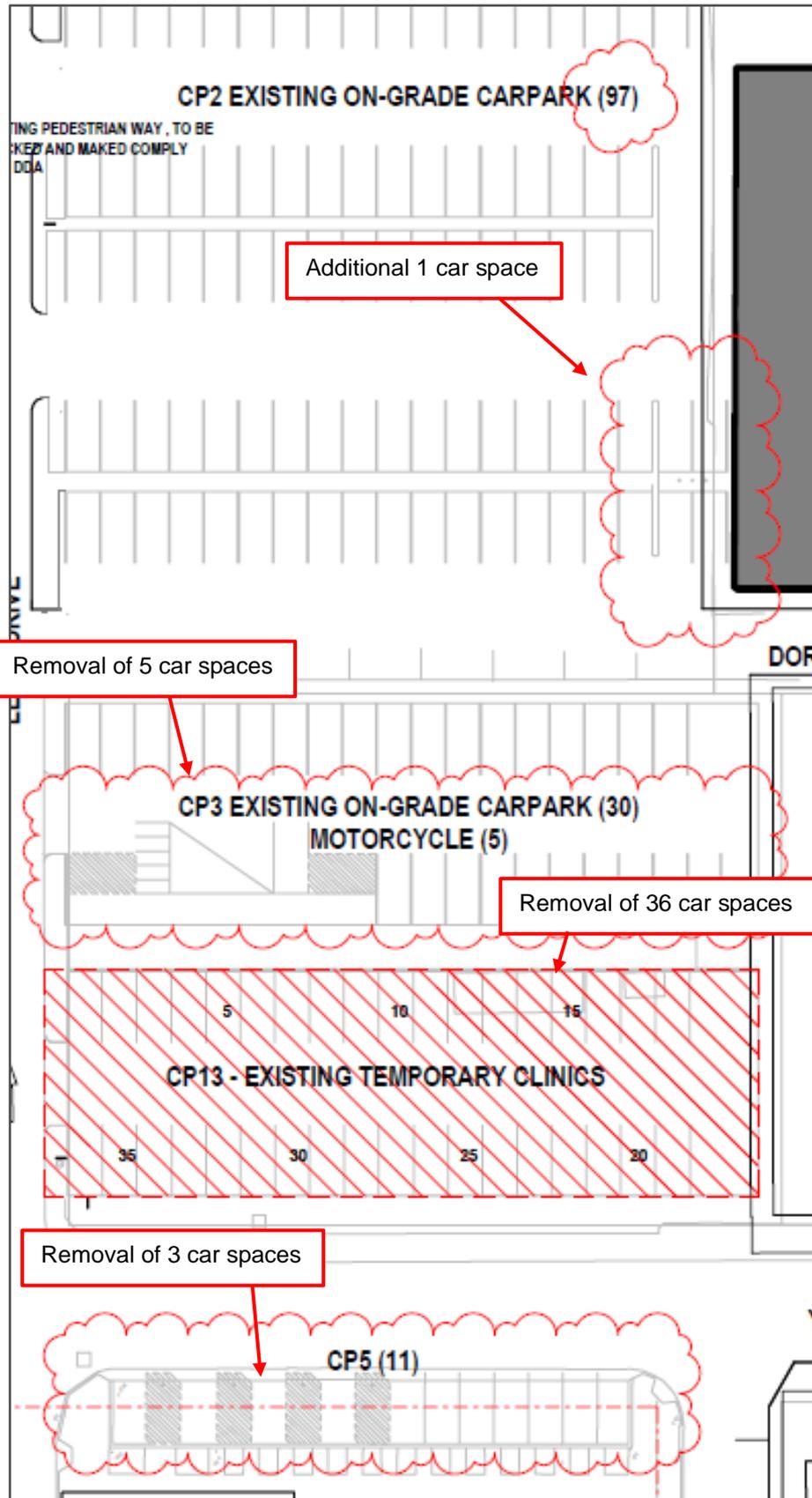


Figure 3 | Changes to Car Park 2, 3, 13 and 5 (Source: Modification Report)

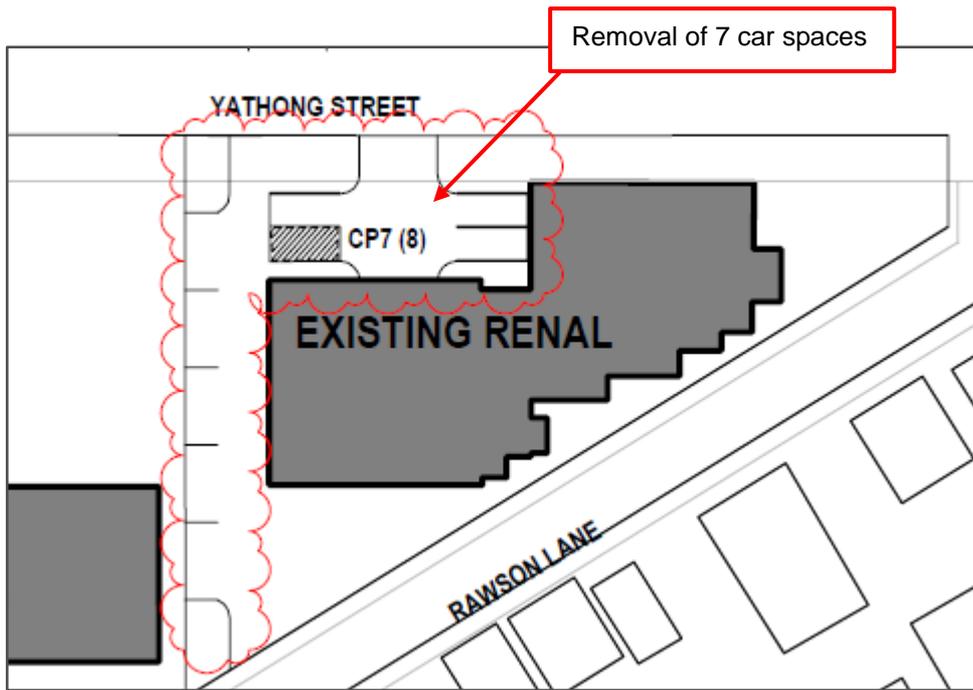


Figure 4 | Changes to Car Park 7 (Source: Modification Report)

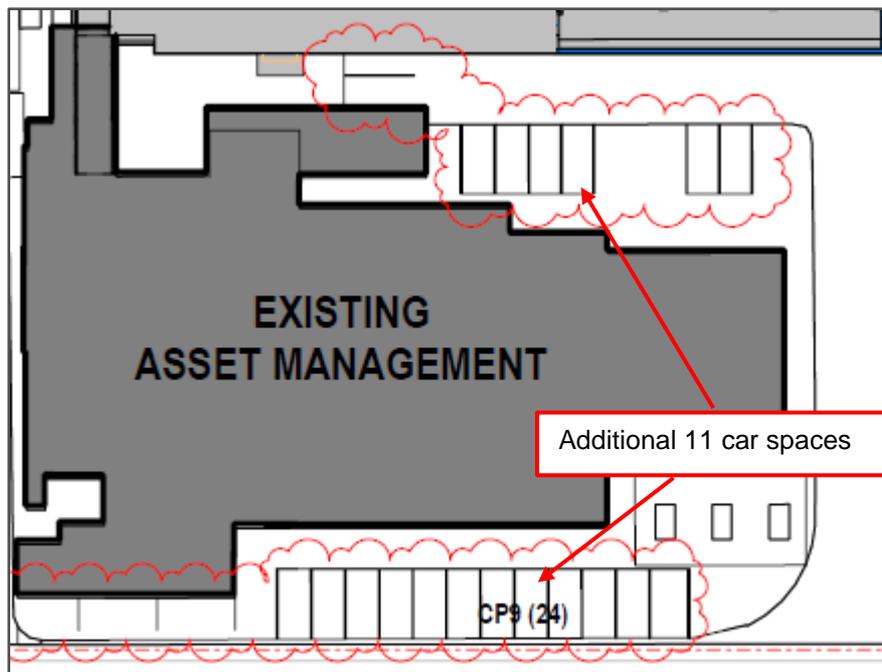


Figure 5 | Changes to Car Park 9 (Source: Modification Report)

3 Statutory context

3.1 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.

3.2 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 26 April 2021, the Team Leader, Social Infrastructure may determine the application.

3.3 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.

The Department has considered the findings and recommendations in the Department's Assessment Report for SSD-9033. The Department is satisfied that the key reasons for the granting of consent continue to be applicable to the development, as proposed to be modified.

4 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 and was referred to the City of Wagga Wagga (Council) for review.

Council raised concerns with the retention of the temporary clinics demountable building that occupies Car Park 13, noting that the application has not demonstrated the need for the temporary building as the Stage 3 application (as approved in SSD-9033) is intended to accommodate the various uses currently being provided in the temporary clinics.

5 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 car parking provision to be the key issue associated with the proposal.

The modification as proposed will result in the removal of landscaping areas in Car Park 4 to create space for 10 additional car parking spaces. Additionally, four car parking spaces have been converted to drop-off spaces at the hospital entrance. The modification also proposes to remove the 36 car parking spaces in Car Park 13, which currently accommodates a demountable building being used for temporary clinics. Overall, the modification is removing 36 car parking spaces, reducing the total number of spaces under the development consent for Stage 3 to 101 car parking spaces.

Under the original SSD approval, the demand study identified a total of 95 spaces would be required for operations associated with Stage 3. **Table 3** illustrates the changes to parking from the original SSD assessment, subsequent modifications that amended the car parking provision and the change in car spaces proposed under this modification following clarification to the Department.

Table 3 | Campus car parking supply

Car Park	Existing Car Parking	Stage 3 Proposal	Modification 2	Modification 4	Modification 5
CP1	138	154	154	154	154
CP2	96	96	96	96	97
CP3	35	35	35	35	30
CP4	42	31	31	36*	42
CP5	14	14	14	14	11
CP6	6	6	6	6	6
CP7	15	15	15	15	8
CP8	15	15	15	15	15
CP9	13	13	13	13	24

Car Park	Existing Car Parking	Stage 3 Proposal	Modification 2	Modification 4	Modification 5
CP10	45	45	45	45	45
CP11	8	27	27	24	24
CP12	13	13	13	13	13
CP13	-	36	36	36	0
CP14	-	40	72	72	72
Total	440	540	572	577	541
Cumulative Change		100	132	137	101

* incorrectly shown as 39 car spaces in Modification 4 where only 36 spaces were approved

Separately to the modification request, the Applicant progressed a separate development application with Council for a multi-storey car park (MSCP), which includes a six-storey car park where CP13 is currently located and two at-grade car park upgrades. The application for the MSCP further increases the car parking supply on the hospital campus but is outside the scope of SSD-9033. The MSCP project would provide an additional 441 new parking spaces on the campus (360 within the MSCP and the remainder within enlarged at-grade car parks), further rectifying the historically unmet car parking demand that currently exists at the hospital.

The Applicant has identified that the temporary clinic demountable (within CP13) is currently required for the operation of the hospital and will be used until construction commences for the MSCP. The basement carpark approved in SSD-9033 was modified in Mod-2 to increase the capacity from 40 to 72 car spaces, providing extra capacity in the parking supply. Although the Applicant has identified 36 car spaces would be removed from CP13, the overall car parking supply across the campus compensates for the removal of the 36 spaces. While Council raised concerns with the removal of car parking spaces at Car Park 13 and retention of the temporary clinic demountable, the Applicant has identified the use of the clinic was to support the operation of the hospital during the construction of Stage 3.

The modification request proposes to remove 123sqm of landscaping and a secondary entrance within Car Park 4 to provide 10 car spaces, increasing the total available spaces to 42 for CP4 located at the main pedestrian entrance of the hospital.

The Department notes that the overall supply of car parking for the application still exceeds the parking originally approved and meets the demand assessed for Stage 3, even with the removal of CP13.

The Department considers the loss of 36 car parking spaces across the campus acceptable given the total car spaces provided for the hospital exceeds the number originally approved for the

redevelopment. The additional car parking spaces in CP4 will improve accessibility to the hospital and the loss of a minor portion of landscaping is acceptable. Further, although not forming part of this application, the Department notes that a separate application for a multi-storey carpark and two expanded at-grade car parks has been approved to further increase the car parking supply. After the completion of Stage 3 and the multi-storey car park project, there will be car parking spaces for more than 980 vehicles to park across the campus, which is more than double current capacity. The Applicant has detailed that construction of the car park project will commence in mid-2021 and be completed in 2022.

6 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 still include sufficient car parking supply for Stage 3 of the Wagga Wagga Base Hospital redevelopment and increase car parking spaces near the entrance of the hospital. Due to the minor nature of the changes to the original project, the impact on operations of the hospital and general locality are considered to be negligible. Although the modification includes a reduction in car parking across the hospital campus, it is noted that the Applicant has approval for the MSCP project, which would address future parking demand across the hospital campus.

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.

7 Recommendation

It is recommended that the Team Leader, Social Infrastructure, 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-5 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:



Caleb Ball
Planning Officer
Social and Infrastructure Assessments

Recommended by:



Megan Fu
Principal Planner
Social Infrastructure

8 Determination

The recommendation is **adopted** by:



9 June 2021

David Gibson

Team Leader

Social Infrastructure

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendix A – Modification report

<https://www.planningportal.nsw.gov.au/major-projects/project/41761>

Appendix B – Notice of modification

<https://www.planningportal.nsw.gov.au/major-projects/project/41761>