



DOC18/22374-11

The Team Leader  
Social Infrastructure Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

By email: [teresa.gizzi@planning.nsw.gov.au](mailto:teresa.gizzi@planning.nsw.gov.au)

Attention: Teresa Gizzi

Dear Mr Gibson

**Re SSD 9033 – Wagga Wagga Hospital Stage 3C**

I refer to your letter dated 16 July 2018 inviting comments from the Environment Protection Authority (EPA) on the proposal for Stage 3C of the Wagga Wagga Hospital Redevelopment to construct a six storey Ambulatory Care Building at Lot 334, DP 1190643, on the corner of Docker and Edward Streets, Wagga Wagga.

The EPA has reviewed the Environmental Impact Statement (EIS) for the State Significant Development Application 9033 and notes that the works are a high priority. We also note that the development is not a scheduled activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* and therefore the proposal does not require an environment protection licence.

Please note that under the *Protection of the Environment Operations Act 1997* the EPA is the Appropriate Regulatory Authority (ARA) for activities carried on by the State or a public authority, whether at a premises occupied by the State or public authority or otherwise.

Upon review of the EIS, the EPA recommends that should the Department of Planning and Environment approve the project, the approval include the requirements set out at Attachment A.

The EIS proposes that construction works be carried out on Monday to Friday from 7am to 6pm, Saturdays from 7:30am to 5pm with no works to be undertaken on Sundays or public holidays. We note the construction hours on Saturday's are beyond the standard construction hours recommended in the *Interim Construction Noise Guideline*.

Should these construction times be approved, the proponent should ensure noisy works that are likely to exceed the noise affected target levels are scheduled during periods when people are less likely to be impacted. Identifying sensitive land uses that may be affected and applying the best work practices to minimise noise will assist in managing noise impacts.

**Phone** +61 2 6969 0700 **Fax** +61 2 6969 0710 **PO Box** 397  
**Phone** 131 555 **TTY** 133 677 **Griffith**  
(from outside NSW) **ABN** 43 692 285 758 **NSW** 2680 Australia

**Suite** 7  
130-140 Banna Ave **[www.epa.nsw.gov.au](http://www.epa.nsw.gov.au)**  
Griffith NSW **[riverina.farwest@epa.nsw.gov.au](mailto:riverina.farwest@epa.nsw.gov.au)**  
2680 Australia

We also encourage the proponents to engage openly with the potentially impacted community, as proposed, to ensure they are kept informed of potential noise impacts and have an opportunity to discuss performance. This will assist in establishing a good working relationship with the community and provide an opportunity for the resolution of any complaints.

If you have any further enquiries about this matter please contact Amanda Baldwin by telephoning 02 6969 0700 or by electronic mail at [riverina.farwest@epa.nsw.gov.au](mailto:riverina.farwest@epa.nsw.gov.au).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J. Creed', is positioned to the left of the date.

15 August 2018

**JESSICA CREED**  
**Head Regional Operations Unit – Riverina Far West Region**  
**Environment Protection Authority**

## Attachment A

The EPA recommends that if approval for this project is to be granted the Department of Planning and Environment include the following in the conditions of approval.

- The proponent must prepare and implement an erosion and sediment control plan in accordance with *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004) to prevent the pollution of waters during the construction phase of the project;
- The proponent must implement measures to control and minimise dust from the premises during the construction phase of the project;
- The proponent must design, build and operate the ambulatory care building to achieve the project specific noise levels as proposed in the EIS Appendix K, Acoustic Assessment, and in accordance with the *NSW Noise Policy for Industry* (EPA, 2017);
- The proponent must implement best practice standards and site specific feasible and reasonable noise control measures in accordance with the *Interim Guidelines for Construction Noise* (DECC, 2009) and as proposed in the EIS Appendix K, Acoustic Assessment, including the implementation of a detailed noise and vibration management plan to minimise noise impacts during the construction phase of the project.
- Wastes generated during the construction and operational stages of the project must be classified in accordance with the EPA's *Waste Classification Guidelines* (EPA, 2014) and taken to a place that can lawfully accept and dispose of them.