

# 1.0 INTRODUCTION

## 1.1 PURPOSE OF THE REPORT

On 7 December 2010 a letter was sent to the Director General of the Department of Planning (DoP) requesting his opinion that the Wagga Wagga Base Hospital Redevelopment project is declared to be a project to which Part 3A of the Act (Section 75B of the Environmental Planning and Assessment Act) applies.

On 24 January 2011 the Director General as a delegate for the Minister for Planning formed the opinion that the Wagga Wagga Base Hospital Redevelopment project meets the criteria in Schedule 1, Group 7, Clause 18 of the State Environmental Planning Policy (Major Projects) 2005 and is therefore a project to which Part 3A applies, as summarised below (refer to Section 4.1):

- Schedule 1, Group 7, Clause 18
  - *Health and public service facilities, Hospitals: Development with a capital investment value of more than \$15 million for the purpose of providing professional health care services to people admitted as in-patients.*

On 31 July 2009 the SEPP (Major Projects) 2005 was amended to become State Environmental Planning Policy (Major Development) 2005 however the above clause still applies to the Wagga Wagga Base Hospital Redevelopment project.

On 16 February 2011 the DoP issued the DGRs relating to the preparation of a Concept Plan Application.

On 17 May 2011 a letter was sent to the Director General of the DoP requesting the DGRs relating to the preparation of a Project Application. On, 23 June 2011, the DoP issued the DGRs.

This Project Application has been prepared in accordance with Part 3A of the EP&A Act and associated guidelines to provide details of the Project.

The primary purpose of this application is to obtain planning consent for the Project and the development framework contained in this submission.

The Project has a Capital Investment Value (CIV) of \$37,992,826 (refer to Appendix O) and will involve:

- The delivery of 4,763sqm GFA of new accommodation.
- A maximum height of three storeys.
- New development - mental health.
- New pedestrian routes.
- New pedestrian entry points.
- New car parking facilities.
- New internal roads.
- Integrated landscaping including softening of the street edges.

The Project Application provides for:

- The development of a modern healthcare facility suited to the current and future needs of the central sector of the MLHN.
- The retention of existing buildings currently incorporating the UNSW School of Rural Health, Hydrotherapy Pool and CSB.
- Further retention of the balance of the existing hospital.

## 1.2 STRUCTURE OF THE REPORT

The Project Application and Environmental Assessment report is structured as follows:

PART	DESCRIPTION
<b>Introduction</b>	Provides an overview of the Project and relevant background information.
<b>Site Analysis</b>	Provides details of the hospital context together with a social, economic and environmental review.
<b>The Project</b>	Provides an overview of the development proposal.
<b>Environmental Assessment</b>	Responds to the Director General's Requirements.
<b>Draft Statement of Commitments</b>	Provides a Draft Statement of Commitments that will be adopted throughout development and operation of the Project.
<b>Conclusion</b>	Summarises the key issues and provides a recommendation to approve the proposals outlined within the report.

## 1.3 BACKGROUND TO THE PROJECT

This Project Application and Environmental Assessment for the Project stems from the following sequence of studies and approvals:

<b>2006/07</b>	Project Definition Plan (PDP) prepared.
<b>November 2007</b>	PDP approved.
<b>June 2008</b>	Formal review of PDP undertaken.
<b>October 2008</b>	Procurement Strategy Report completed.
<b>November 2008 -</b>	Concept Design Development phase undertaken.
<b>December 2010</b>	Preliminary Environmental Assessment lodged.
<b>24 January 2011</b>	Minister determines that the WWBHR project is a project to which Part 3A applies.
<b>16 February 2011</b>	Director General's Environmental Assessment Requirements for Concept Plan Application issued.
<b>4 May 2011</b>	Concept Application and Environmental Assessment lodged.
<b>17 May 2011</b>	Request for Director General's Environmental Assessment Requirements for Project Application lodged.
<b>23 June 2011</b>	Director General's Environmental Assessment Requirements for Project Application issued.

The studies undertaken identified the necessity for the existing hospital to maintain its current service provision throughout the construction phases of any new facilities. This influenced the overall concept plan for the Wagga Wagga Base Hospital Redevelopment project which provides for the progressive redevelopment of existing buildings and the construction of new facilities to the north and east of the site.

Construction of the proposed redevelopment will be staged to allow the existing hospital to continue to operate while the new facilities are built. As stages are completed the relevant existing services will be decanted, allowing demolition of these buildings and the provision of new build and car parking in their place.

The Staging Program will comprise three major phases of redevelopment including:

- Stage 1 – Mental Health, Emergency Department, Procedure Centre and Sterile Supply Unit
- Stage 2 – Women's Health and New Born Care and Inpatient Accommodation
- Stage 3 – Ambulatory Care

The works identified in this Project Application represent the Wagga Wagga Base Hospital Redevelopment Phase 1 (Stage 1A of Stage 1 above) and are described in detail in Section 3.

### 1.3.1 Project Drivers

The key drivers of the Project are:

- To develop more integrated models of health care.
- To expand the range of specialised diagnostic and treatment services available.
- To expand provision of ambulatory care for chronic and complex conditions.
- To increase the focus on priority service areas.
- To guarantee the Wagga Wagga Base Hospital will fulfil its rural referral role.
- To improve recruitment and retention of health professionals.
- To strengthen clinical networks.
- To effectively use information management and technology.
- To optimise efficiencies through co-location.
- To improve hospital and community health facilities.

### 1.3.2 Population Characteristics

The following information provides a snapshot of the resident population in the Wagga Wagga Local Government Area (LGA). This information is drawn from the Australian Bureau of Statistics (ABS) 2006 Census and the City of Wagga Wagga *'Community Social Plan 2009-2013'*.

- Wagga Wagga LGA has 59,908 residents, with an annual growth rate of 1.8%.
- Wagga Wagga has a high proportion of young people, with over 20% of the population aged under 15, almost 18% aged 15-24 and comparatively, 12% over 65.
- 93.2% of Wagga Wagga's population was born in Australia (for NSW this figure is 74.4%).
- The most common region of origin is North West Europe (2.7%).
- 3.1% of the population speak a language other than English at home.

- There has been an increase in refugee resettlement in the LGA in the last four years, accompanied by an increasing secondary migration population.
- People from Aboriginal and Torres Strait Islander background represent 4.2% of Wagga Wagga's population (which is higher than the NSW average).
- Almost 36% of families in Wagga Wagga are couples with no children, 32.6% of families are couples with children, and a further 11.3% are single parent families.
- Half of Wagga Wagga residents aged 15 years and over have post-school qualifications.
- The unemployment rate is 6.3%.
- Almost 85% of dwellings within the LGA are detached houses.
- The average weekly income for individuals in the area is between \$700 and \$750 (ABS Census 2005).

### 1.3.3 Facility Configuration

The facility configuration of the Project provides an opportunity to enhance health services on site by providing flexible building design to allow for future modification and expansion to meet changes in clinical practice.

### 1.3.4 New and Emerging Technologies

Contemporary service delivery modes are changing the way in which health services are delivered and arranged. Wagga Wagga's population will require a mix of services that are patient-centred and clustered in such a way as to enhance ease of use and accessibility. While in-patient beds will be an important part of the redeveloped facilities, most people will not receive treatment in a traditional in-patient unit (IPU), but will be cared for on a day-stay, ambulatory or community outreach basis.

### 1.3.5 Services Planning Principles

Wagga Wagga City Council has identified the Project as an important driver in its strategic and spatial plans: *'Community Strategic Plan, Our City...Our Tomorrow, 2008/2018'* and *'Wagga Wagga Spatial Plan 2008'*.

The documents represent Council's latest strategic policy for the future development of the Wagga Wagga LGA. The strategic plan acknowledges significant population growth in the region and addresses the subsequent need for infrastructure maintenance and renewal, while the spatial plan outlines the pragmatic challenges in maintaining and renewing existing infrastructure.

The Project presents an opportunity to build on existing health, education and employment assets in line with the NSW Government's State Infrastructure Strategy. The adoption of a staged delivery approach is the most appropriate, cost-effective solution to the need for maintaining existing services while new facilities are constructed.

## 1.4 PROJECT OBJECTIVES

The overall concept plan provides the framework for the Project to achieve the following objectives:

- Provide modern, contemporary hospital facilities with high quality care standards.
- Facilitate the delivery of improved health, education, research and community facilities on site.
- Provide improved access to and between different health and community services on site.
- Provide flexible building design to allow for future modification and expansion to meet anticipated growth in demand for services and changes in clinical practice.
- Encourage supplementary and support private hospital health facilities core to the Wagga Wagga Base Hospital service provision.
- Ensure development provides harmony and balance with the surrounding areas.
- Provide a high quality urban environment through careful design of buildings, enhanced landscaping and a well designed public domain.
- Improve and enhance the public domain, including a variety of public areas and pedestrian and vehicular connections through the site.
- Maintain and enhance, where possible, a green environment.
- Record any significant heritage items that are required to be demolished.
- Encourage public transport use by enhancing access to walking, cycling and bus networks.
- Provide adequate car parking on site.
- Provide improved access to the site and minimise or manage appropriately any adverse impacts on the surrounding main and local streets.
- Manage traffic through the site so that pedestrians can move freely and safely within an appropriate amenity.
- Adopt the principles of Ecologically Sustainable Design (ESD) in accordance with NSW Health and State Government policy.
- Identify opportunities for private commercial development to fund procurement and/or accommodate new health and related facilities.
- Meet the objectives of wider strategic planning initiatives such as 'acceler8\_Wagga Wagga - a blueprint for economic growth in 2008'.





FIGURE 02: Existing Development

## 1.5 THE SITE

Wagga Wagga Base Hospital is part of a wider existing health facility precinct which includes the nearby Calvary Hospital, private health facilities, and specialist practices and clinics. Almost all of the specialist practices and clinics are housed in Docker and Edward Streets, which adjoin the existing hospital site, while Calvary Hospital is located approximately 250m south west of Docker Street.

The principal hospital site (refer to Figure 2) covers an area of approximately 4.2ha and is generally known as Wagga Wagga Base Hospital. Hospital car parking is provided on adjacent lands and covers an area of approximately 1.5ha. The site currently houses many diverse, old and ad-hoc buildings which have numerous extensions. Buildings vary from the state heritage listed Old Hospital Building to the multistorey, 1960s Main Building.

Vehicular access to car parking, the Main Building and the Emergency Department is directly off Edward Street via Lewis Drive. Vehicular access to the existing Hydrotherapy Pool is directly off Docker Street but parking is limited and shared with the UNSW School of Rural Health. Vehicular access to the Dental Unit, Community Health and the Australian Red Cross Blood Service Donor Centre is via the rear of the site, off Rawson Lane; and the Renal Unit and Yathong Lodge are accessed via Yathong Street and Lewis Drive.

Staff access is via Lewis Drive to the main car park. An additional staff car park can be accessed via Yathong Street or Rawson Lane. Service vehicles enter the site via Lewis Drive, Yathong Street and Rawson Lane. Ambulance access is via Lewis Drive.

This Project Application is focused on the existing Wagga Wagga Base Hospital site and also includes lands east of Lewis Drive.

### 1.6 DEVELOPMENT FOR WHICH APPROVAL IS SOUGHT

This Project Application seeks approval for:

- Phase 1 – Approximately 4,763sqm GFA of new accommodation for acute and non-acute mental health services, on-site car parking and a new road which replaces a portion of Lewis Drive.

### 1.7 CONSULTATION

A process of consultation was begun in preparation for submission of the PEA. Following the issuing of the DGRs (for both the Concept Application and this Project Application) the process has become more extensive. A range of agencies have been consulted and both group and individual consultations have taken place with relevant agency officers. Consultations have ranged from broad strategic issues of precinct urban planning, to specific service infrastructure issues associated with the redevelopment of the hospital site.

The Agencies consulted include:

- Country Energy
- Civil Aviation and Safety Authority
- Fearnese Buses
- Greater Southern Area Health Service
- NSW Department of Health
- NSW Department of Natural Resources (now Department of Environment, Climate Change and Water)
- NSW Department of Planning
- NSW Heritage Office
- NSW Treasury
- Riverina Water
- Roads and Traffic Authority
- Telstra
- Wagga Wagga City Council

### 1.8 THE PROPONENT AND STUDY TEAM

This Project Application and Environmental Assessment has been prepared on behalf of NSW Health Infrastructure.

The principal consultant team for the project includes:

ROLE	COMPANY
Project Management	Capital Insight
Project Application	LFA
Construction Management	Hansen Yunken
Hospital Planning and Architecture	Rice Daubney
Building Code Consultant	Philip Chun
Landscape Architecture	Site Image
Civil and Structural Engineering	Sinclair Knight Merz
Transport and Accessibility	Sinclair Knight Merz
Building Services/ESD	Sinclair Knight Merz
Drainage/Flooding	Sinclair Knight Merz WMAwater
Contamination	Douglas Partners
Geotech	Douglas Partners
Heritage	Weir Phillips
Aboriginal Heritage/ Archaeology	AHMS
Cost Consultant	Davis Langdon