

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation executed on 14 September 2011, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



Karen Jones
Director
Metropolitan and Regional Projects South

Sydney 2 November 2012

SCHEDULE 1

Project Approval:

MP11_0087 granted by the Minister for Planning and Infrastructure on 15 May 2012

For the following:

Wagga Wagga Base Hospital – Phase 1 – Mental Health Facility
Land bounded by Edward and Docker Streets, Wagga Wagga.

Modification:

(MP11_0087) Modification 1 of Phase 1 works as follows

- variations to the approved building footprint and siting;
- increase in total GFA, from the approved 4,763m² to 5,163m², or 400m² increase,
- variation in approved roof form and heights, up to 3.2 metres;
- changes to colour and material palette;
- modified landscape design;
- amended stormwater management measures;
- increase in capital investment value in the order of \$1.8 million; and
- extended construction hours.

SCHEDULE 2 CONDITIONS

PART A – ADMINISTRATIVE CONDITIONS

Terms of Approval

1. Delete condition A2 and replace with the following:

A2. Development in Accordance with Plans and Documentation

The development shall be carried in accordance with the following plans and documentation:

- (a) *Environmental Assessment Report Wagga Wagga Base Hospital Phase 1* prepared by LFA (Pacific) Pty Ltd, dated 06 September 2011, as amended;
- (b) *Preferred Project Report* prepared by LFA (Pacific) Pty Ltd, dated 08 March, 2012;
- (c) *Wagga Wagga Base Hospital Phase 1 Section 75W Modification Request Report*, dated 27 August 2012; and
- (d) The following plans prepared by Woods Bagot (Project No.120059):

Architectural (or Design) Drawings			
Drawing No.	Drawing Revision	Name of Plan	Date
AR.MH.DA.1000	4	Location Plan and Site Plan	14/08/2012
AR.MH.DA.2000	4	Ground Floor General Arrangement Plan	14/08/2012
AR.MH.DA.2001	4	Level 1 General Arrangement Plan	14/08/2012
AR.MH.DA.2002	4	Level 2 and Roof General Arrangement Plan	14/08/2012
AR.MH.DA.3000	4	Site Context Plan	14/08/2012
AR.MH.DA.3010	4	GA North & South Elevations	14/08/2012
AR.MH.DA.3011	4	GA East and West Elevations	14/08/2012
AR.MH.DA.3100	4	General Arrangement Sections	14/08/2012
AR.MH.DA.9000	4	Shadow Diagrams March	14/08/2012
AR.MH.DA.9001	4	Shadow Diagrams December	14/08/2012
AR.MH.DA.9002	4	Shadow Diagrams June	14/08/2012
AR.MH.DA.9900	2	External Finishes Sample Board	14/08/2012
AR.MH.DA.9901	1	Street View 1	14/08/2012
AR.MH.DA.9902	1	Street View 2	14/08/2012
Landscape Drawings			
SS09=1846	J	Landscape Package – 9 pages	08/08/2012

except for any

- (i) modifications which are 'Exempt and Complying Development' or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; or
- (ii) Otherwise provided by the conditions of this consent and the proponent's statement of commitments.

PART D – DURING CONSTRUCTION

2. Insert the following conditions after condition D2:

D3. Construction Hours

The hours of construction, including the delivery of materials to and from the Subject Site, shall be restricted as follows:

- a) between 7:00 am and 6:00 pm, Mondays to Fridays inclusive.
- b) between 8:00 am and 1:00 pm, Saturdays.
- c) no work on Sundays and public holidays.
- d) Works may be undertaken outside these hours where:
 - i. the delivery of materials is required outside these hours by the Police or other authorities;
 - ii. it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or
 - iii. when approved in advance in writing by the Director General or his nominee.
- e) Notwithstanding parts (a), (b), (c) and (d), works may be undertaken outside these hours on not more than three (3) single day occurrences, between 6am and 7pm, Mondays to Fridays, to facilitate necessary concrete pours.

The Proponent is required to take necessary measures to notify Council, surrounding residences and hospital users, at least 48 hours prior to this occurring.

End of Modification to MP11_0087