

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Development Assessment Systems and Approvals

SUBJECT: WAGGA WAGGA BASE HOSPITAL, EDWARD STREET, WAGGA **WAGGA – PHASE 1 MENTAL HEALTH UNIT – (MP11 0087 MOD 2)**

PURPOSE

To determine a modification application lodged by Health Infrastructure that seeks approval to amend the requirement to satisfy condition *C7 Land Consolidation and Public Road Closure* from 'prior to occupation' of the mental health unit to 'within 12 months' of its occupation.

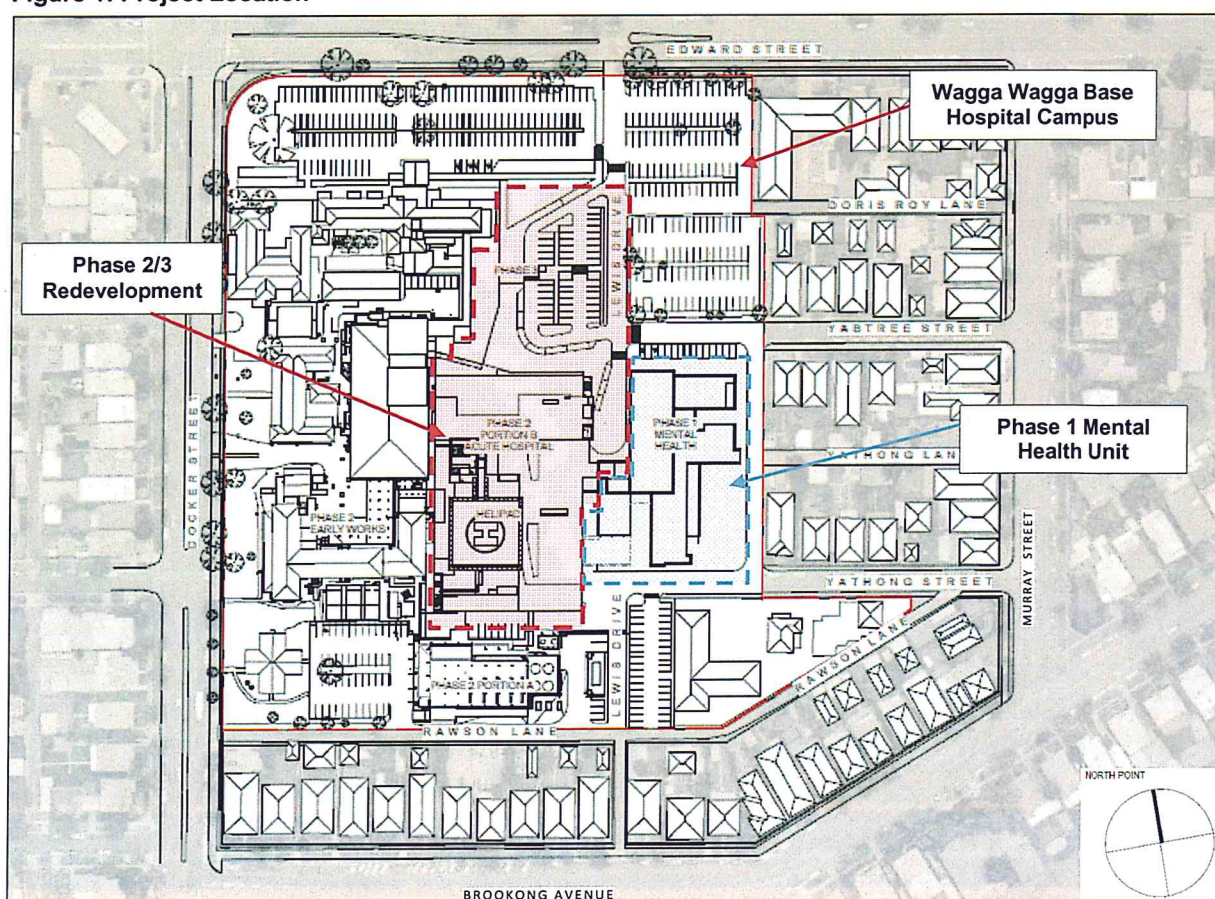
BACKGROUND

On 15 May 2012, the then Deputy Director-General, Development Assessment and Systems Performance, approved MP11_0087 for the Phase 1 development of a new three storey mental health facility at Wagga Wagga Base Hospital, comprising:

- levels 1 & 2 accommodating staff amenities, kitchen/services facilities; landscaped courtyards/balconies, patient accommodation and medical rooms; and
- level 3 accommodating a plant room;
- modifications to the car park off Edward Street; and
- revised car parking off the Yabtree Street entry.

The approved development has been constructed and its occupation is imminent. The project location is shown in **Figure 1**.

Figure 1: Project Location



On 7 November 2013, the Executive Director, Development Assessment Systems and Approvals, approved State significant development application (SSD 5237-2012) for the Phase 2 and 3 redevelopment of Wagga Wagga Base Hospital involving the construction of a new eight storey acute hospital building (Phase 2) and demolition of the existing Ward Block hospital building and construction of a new entry forecourt, drop off bay and car parking (Phase 3).

PROPOSED MODIFICATION

The modification application seeks to amend condition C7 and modify the requirement to consolidate the lots the subject of the application from 'prior to occupation' to within 12 months of the occupation of the mental health unit development.

The approved mental health unit is now completed, however, the lot consolidation process is still proceeding and will not be complete prior to the building being ready for its use. The proponent has sought approval to modify the wording of condition C7 so as not to delay the delivery of the important medical services provided by the mental health unit.

CONSULTATION

In accordance with section 75X of the EP&A Act and clause 8G of the EP&A Regulation 2000, the modification request was made available on the department's website. Due to the minor nature of the proposed modification, the modification request was not exhibited or referred to external agencies. No public submissions were received on the modification request.

The modification request was referred to Wagga Wagga City Council (council) for comment, who advised via email that it raised no objections to the amendment of condition C7.

DELEGATED AUTHORITY

On 14 September 2011, the Minister for Planning and Infrastructure delegated his powers and functions under Section 75W of the EP&A Act, effective from 1 October 2011, to Directors in the Major Projects Assessment Division, where:

- the relevant local council has not made an objection
- a political disclosure statement has not been made
- there are less than 10 public submissions in the nature of objection.

Council have not objected, a political disclosure statement has not been made in relation of the proposed modification application and no public submissions have been received. Accordingly, the Director, Industry, Social Projects and Key Sites may determine the modification under delegated authority.

ASSESSMENT

As part of the determination of the project application for the mental health unit building, a condition requiring lot consolidation and closure of Lewis Drive was imposed as follows:

"C7. Land Consolidation and Public Road Closure

All allotments the subject of this application shall be consolidated into one title prior to the occupation of the building.

The section of Lewis Drive which is to be closed shall be subject to a temporary road closure until gazetted is finalised prior to occupation of the building.

The applicant must obtain a Subdivisions Certificate, pursuant to Section 109C of the Environmental Planning and Assessment Act 1979, as amended from Council, prior to its lodgement with the Lands Titles Office.

The Final Survey Plan (two paper copies and an electronic copy) must be submitted to Council along with the application for Subdivision Certificate and associated checklist.

NOTE: Council will only consider issuing a Subdivision Certificate in relation to this subdivision when it is satisfied that all conditions of development consent relating to the subdivision have been complied with and the approved fee paid."

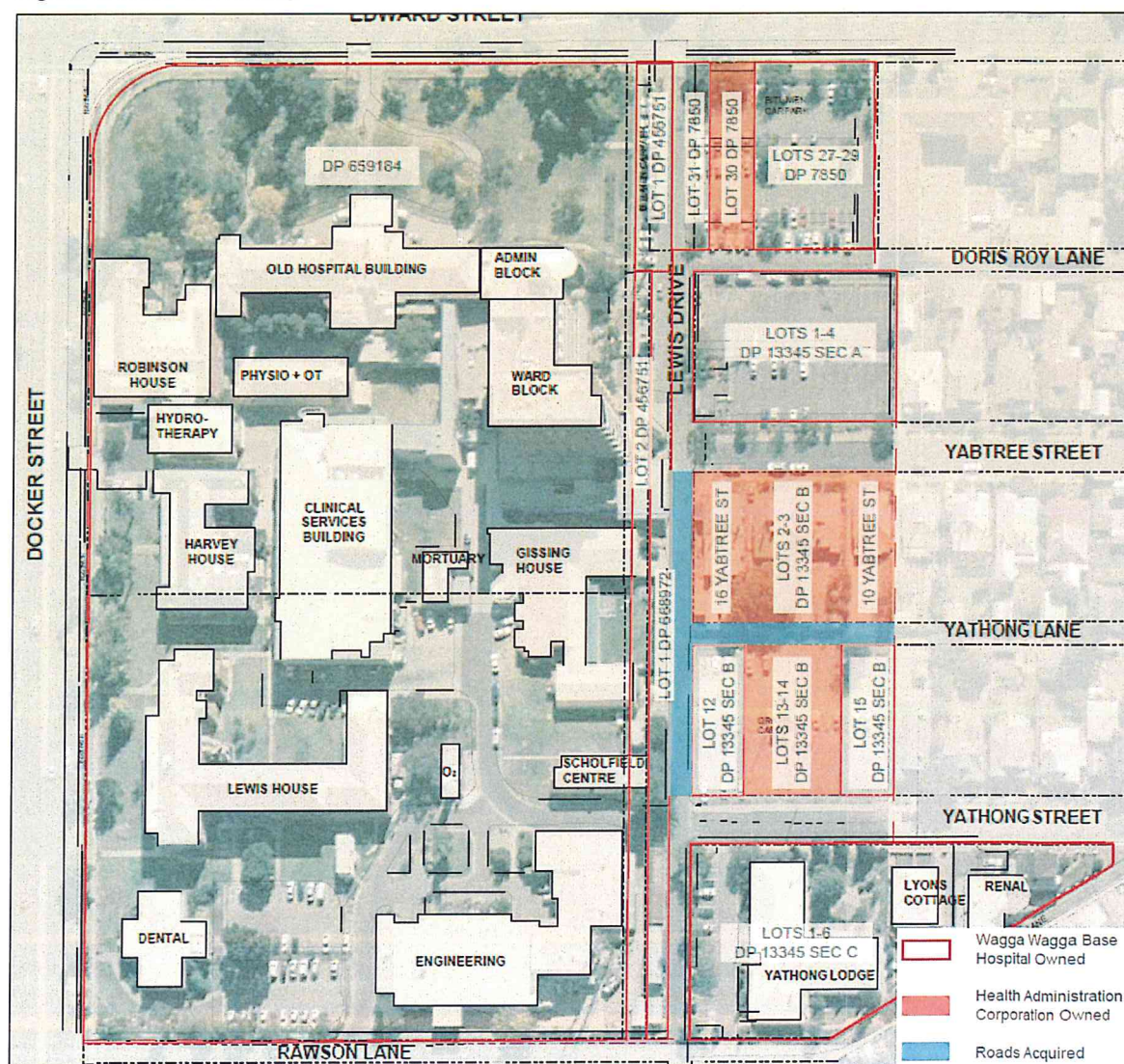
The proponent now requests that the subject condition be amended (as shown bold) to read as follows:

*All allotments the subject of this application shall be consolidated into one title **within 12 months of the occupation of the building.***

The section of Lewis Drive ...

The "...allotments the subject of this application..." are shown in **Figure 2** and make up the entire Wagga Wagga Base Hospital campus, including Lewis Drive, which cuts through the site from north to south (see **Figure 2**).

Figure 2: Land Ownership



As detailed in **Figure 2**, the existing allotment fragmentation has not restricted the continued operation and delivery of health services to the Wagga Wagga district. In this respect, the proposed amendment to the wording of condition C7 to modify the requirement to consolidate the subject hospital site to within 12 months of its occupation, is not considered detrimental to the operation of the existing hospital or new services proposed to be delivered.

The proposed amendments would allow for the occupation and operation of the mental health unit and not delay the delivery of this important medical facility. Accordingly, the department supports the proposed section 75W modification of the approved project application, subject to the recommended amendments to condition C7 at **Tag A**.

RECOMMENDATION

It is RECOMMENDED that the Acting Director, Industry, Social Projects & Key Sites:

- note the information provided in this briefing;
- approve the modification request, subject to conditions; and
- sign the attached modifying instrument (**Tag A**).

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19/11/13

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