

APPENDIX D

Relevant Approval Documents

- D1.** Relocation of Demountable Buildings and Erection of New Demountable Buildings
- D2.** Alterations and Additions to CSB
- D3.** Provision of a New Loading Dock and Access Driveway and Alterations and Additions to the CSB
- D4.** Erection of Temporary Multipurpose Shed Asset Management and Engineering Workshop
- D5.** Provision of Services, Additional 10 Parking Space and Associated Tree Removal



Appendix D1

Relocation of Demountable Buildings and Erection of New Demountable Buildings



Health
Infrastructure

**Relocation of Demountable Buildings and erection
of New Demountable Buildings
Wagga Wagga Base Hospital**

**Assessment of
Review of Environmental Factors
prepared by LJB Urban Planning Pty Ltd.**

NOVEMBER 2012

Assessment of Review of Environmental factors Prepared by LJB Urban Planning Pty Ltd Relocation of Demountable Buildings and Erection of New Demountable Buildings.

Overview

This report provides an assessment of the Review of Environmental Factors (REF) prepared by LJB Urban Planning Pty Ltd for the relocation of demountable buildings and erection of two (2) new demountable buildings. This review has considered the following documents:

- Review of Environmental Factors prepared by LJB Urban Planning dated 28 October 2012.
- BCA Report prepared by Philip Chun dated 17 10.12.
- Plans as follows:

Drawing Number	Drawing Description	Rev	Date
AR-01-00-0000	Cover sheet & drawing list	1	11.10.12
AR-01-01-0000	Site context – existing conditions	1	11.10.12
AR-01-01-0001	Plan – Existing conditions	1	11.10.12
AR-01-02-0000	Plan – Demolition	1	11.10.12
AR-01-04-0000	Shadow diagrams - summer	1	11.10.12
AR-01-04-0001	Shadow diagrams - winter	1	11.10.12
AR-01-10-0000	Plan – Ground	1	11.10.12
AR-01-10-0100	Plan – Roof	1	11.10.12
AR-01-20-0000	Elevations & sections	1	11.10.12
AR-02-00-0000	Cover sheet & drawing list	1	11.10.12
AR-02-01-0000	Site context – existing conditions	1	11.10.12
AR-02-01-0001	Plan – Existing conditions	1	11.10.12
AR-02-02-0000	Plan – Demolition	1	11.10.12
AR-02-04-0000	Shadow diagrams - summer	1	11.10.12
AR-02-04-0001	Shadow diagrams - winter	1	11.10.12
AR-02-10-0000	Plan – ED offices & EMU ground	1	11.10.12
AR-02-10-0100	Plan – ED offices & EMU roof	1	11.10.12
AR-02-20-0000	Elevations & sections – ED offices and EMU	1	11.10.12

The relevant legislation applied for determining the assessment of environmental factors includes:

- The *Environmental Planning and Assessment Act 1979*, particularly Section 5, the objects of the Act, and Part 5, Section 111 duty to consider environmental impact
- *Environmental Planning and Assessment Regulation 2000*, part 14
- State Environmental Planning Policy (Infrastructure) 2007

- Wagga Wagga Local Environmental Plan 2010
- Best Practice Guidelines for Part 5 of the *Environmental Planning and Assessment Act 1979*, prepared by the NSW Department of Planning

Site Description and Proposed Works

The subject works are located at the Wagga Wagga Base Hospital which is located at the corner of Docker and Edward Streets Wagga Wagga.

The Wagga Wagga Base hospital site covers an area of approximately 4.2 ha (bound by Edward Street, Docker Street, Rawson Lane and Lewis Drive), with an additional 1.5ha of parking on adjacent land. There is a gradual slope across the site, with a high point at the corner of Rawson Lane and Lewis Drive and a low point at the Edward/ Docker Street intersection.

The portion of the site the subject of the works includes Lot 77 DP1141501 and Lot 13 DP659184 and is located in the south western corner of the hospital precinct, adjacent to existing Lewis House and car park and the central section of the site behind the main hospital building.

The proposed works are:

- Removal of three trees and associated landscape works
- Relocation of existing Aboriginal Health demountable building
- Relocation of existing ASUO, EMU and ED offices demountable buildings
- Erection of two new demountable buildings to facilitate Health Support 1 & 2

These works are proposed under Clause 58 of State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) on the basis that variations to the deemed to satisfy provisions of the BCA are required.

Review of Environmental factors

The environmental factors identified by LJB Urban Planning as potential issues arising from the construction and operation as:

- Visual impact
- Solar access
- Air Quality
- Noise
- Traffic & Access
- Waste Management
- Hazardous Materials
- Heritage & conservation
- Impact on Adjoining structures and trees
- Social Impacts
- Work Safety

The REF concludes that subject to the mitigation measures identified in Section 5.0 of the REF, the proposed works will not have a significant impact on the environment. A review of the proposal and the factors identified in the REF has been evaluated and this position is supported.

Conclusion and Recommendation

The review of the REF and recommendations against the relevant legislation and the Best Practice Guidelines concurs with the finding that, subject to the mitigation measures shown below, the proposal will not have a significant impact on the environment. On that basis, an Environmental Impact Statement is not required.

The recommended Mitigation Measures identified in Section 5.0 of the Review of Environmental Factors prepared by LJB Urban Planning have been adopted and amended to include additional requirements.

Below are the final mitigation measures which must be implemented as part of this approval.

MITIGATION MEASURES

This REF has identified and assessed the key issues arising from the proposed development in accordance with the applicable legislation. On the basis of that assessment, it is concluded that the activity will not have a significant impact on the environment, subject to the following mitigation measures:

1. General

- 1.1 The development is to be carried out generally in accordance with the Review of Environmental Factors dated 28 October 2012 prepared by LJB Urban Planning Pty Ltd (including accompanying annexures) and generally in accordance with the following plans/documentation as modified by any of the conditions:

Drawing Number	Drawing Description	Rev	Date
AR-01-00-0000	Cover sheet & drawing list	1	11.10.12
AR-01-01-0000	Site context – existing conditions	1	11.10.12
AR-01-01-0001	Plan – Existing conditions	1	11.10.12
AR-01-02-0000	Plan – Demolition	1	11.10.12
AR-01-04-0000	Shadow diagrams - summer	1	11.10.12
AR-01-04-0001	Shadow diagrams - winter	1	11.10.12
AR-01-10-0000	Plan – Ground	1	11.10.12
AR-01-10-0100	Plan – Roof	1	11.10.12
AR-01-20-0000	Elevations & sections	1	11.10.12
AR-02-00-0000	Cover sheet & drawing list	1	11.10.12
AR-02-01-0000	Site context – existing conditions	1	11.10.12
AR-02-01-0001	Plan – Existing conditions	1	11.10.12
AR-02-02-0000	Plan – Demolition	1	11.10.12
AR-02-04-0000	Shadow diagrams - summer	1	11.10.12
AR-02-04-0001	Shadow diagrams - winter	1	11.10.12
AR-02-10-0000	Plan – ED offices & EMU ground	1	11.10.12
AR-02-10-0100	Plan – ED offices & EMU roof	1	11.10.12
AR-02-20-0000	Elevations & sections – ED offices and EMU	1	11.10.12

BCA Report by Philip Chun dated 17 October 2012

2. Approvals

- 2.1 The applicant is to obtain all other necessary approvals required by State and Commonwealth legislation and relevant Wagga Wagga Council policies. A copy of all approvals is to be kept on site.

3. Construction Management Plan

- 3.1 A Construction Management Plan (CMP) shall be prepared prior to commencement of work. The CMP shall address the following and any other issues relevant to construction management or included in these mitigation measures:

- Ensure safe pedestrian access to the main and surrounding hospital buildings is maintained and managed throughout the entire construction period.
- Provide details regarding traffic management and control during works.
- Provide truck routes which will minimise the impact to existing residential areas.
- The need to control dust and noise generated by the works, especially in the context of the sensitive nature of the patient cohort accommodated in the existing facility

4. Landscaping

- 4.1 Three replacement trees shall be planted to the west of the demountable buildings. The replacement trees shall be of a species that is indigenous and characteristic of landscaping throughout the site.

5. Air Quality

- 5.1 To reduce the impact of the work on air quality, the following measures shall be undertaken and included in the CMP:
- Dampening exposed surfaces in windy conditions
 - Covering loads on vehicles hauling materials to and from work sites
 - Installation of appropriate site fencing and erosion controls
 - Sealing of all hoardings with plastic or an alternative dust proof application
 - External scaffolding to be installed with dust minimising shade cloth
 - All waste storage compartments and skips to be appropriately covered and secure
 - Ensure return air ductwork within the site is properly managed to mitigate the spread of dust to other areas of the hospital.

6. Noise / Acoustic Impact

- 6.1. The works shall comply with AS2436-1981 - Guide to Noise Control on Construction, Maintenance and Demolition Sites.
- 6.2. The CMP is to include an assessment of the use of machinery and measures to reduce the impact of this noise on the hospital generally.
- 6.3. Hours of work shall be generally in accordance with the following:
- Monday to Friday - 7.00am to 6.00pm
 - Saturdays 7.30am to 5.00pm
 - Sundays & public holidays – no work except as provided for below.

Consideration will be given to extending these hours to allow for specific tasks or reduce the construction timetable on a case by case basis, subject to approval from Health Infrastructure being sought prior to this occurring and the assessment of any impact of this extension

- 6.4. Entry and departure of vehicles from the site will be restricted to the imposed work hours.

7. Vehicular & Pedestrian movements

- 7.1. Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 7.2. Safe pedestrian access to the hospital and surrounding buildings shall remain unimpeded at all times.
- 7.3. Appropriate signage and directional information shall be provided.

8. Construction Waste Management Plan

- 8.1. The CMP shall include a Construction Waste Management Plan prepared by an appropriately qualified contractor prior to the commencement of works.
- 8.2. The Waste Management Plan addressing the following specific matters:
 - i. The type and volume of all waste materials (e.g. excavation material, green waste, bricks, concrete, timbers, plasterboard and metals) is to be estimated prior to the commencement of works, with the destination for each waste identified. Waste should be re-used or recycled as much as practicable. Where not practicable, the location of a suitable waste disposal facility is to be identified.
 - ii. Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed disposal site. Frequency of collection should be identified.
 - iii. No burning or burying of waste is permitted on the site.
 - iv. Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the property boundary.
 - v. Stockpiling and sorting location onsite.
 - vi. Vehicle/truck routes
- 8.3. The Waste Management Plan should be prepared in accordance with DECCW's "Waste Classification Guidelines (2008)" and the *Protection of the Environment Operations Act 1997*.

9. Soil and Sedimentation

- 9.1. Appropriate Erosion and sediment control measures are to be put in place prior to commencement of work.
- 9.2. Erosion and sediment control measures are to be maintained regularly and after rainfall events in accordance with Landcom's 'Managing Urban Stormwater, Soils & Construction Guidelines (The Blue Book)'.
- 9.3. Erosion and sediment control measures are not to be removed until disturbed areas have stabilised.
- 9.4. Construction vehicles to be cleaned in an appropriate area prior to accessing the road network.
- 9.5. All sediment control structures to be regularly maintained to ensure they are operating effectively.

10. Contamination

- 10.1. If significant odours and/or evidence of cross contamination not previously detected are encountered, site works should cease in that area and the environmental consultant notified.

11. Social Impacts

- 11.1 A site notice board must be located at the main entrance to the site in a prominent position and must including the following:
- 24-hour contact person for the site;
 - Telephone and facsimile numbers and email addresses; and
 - Site activities and time frames.
- 11.2 The site notice must be erected no less than 2 days prior to the commencement of works.
- 11.3 The proponent shall develop a complaints management system and record details of all complaints received and the means of resolution of those complaints. The Complaints Register shall be made available to Council on request.
- 11.4 Complaints received prior to and during the undertaking of works shall be recorded and attended to promptly. On receiving a complaint, works shall be reviewed to determine whether issues relating to the complaint can be avoided or minimised. Feedback shall be provided to the complainant explaining what remedial actions were taken.

12. Disabled Access

- 12.1 Disabled access is to be provided in accordance with AS1428.1 2009 Design for Access and Mobility.

13. Work Safety

- 13.1. Work shall be conducted in accordance with a Work Method Statement.
- 13.2. Work shall be carried out on the site in-accordance with all relevant standards and codes, including but not limited to:
- AS 2436-1981 - Guide to Noise Control on Construction, Maintenance and Demolition Sites.
 - Asbestos – Code of Practice of the safe removal of Asbestos 2nd Edition (NOHSC: 2002(2005)).
- 13.3. A specialised contractor is to be engaged to remove hazardous material from the site.

14. Site Management and Safety

- 14.1. Construction site fencing is to be installed around the construction site. Vehicle and workforce access points and roads to the construction compounds are to be clearly designated and controlled for authorised access only.

- 14.2. The worksite should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 14.3. No hazardous materials or dangerous goods are to be used or stored on site.
- 14.4. No plant and equipment storage areas or bunded areas for storage of petroleum, distillate and other chemicals are permitted on the site.
- 14.5. All materials on-site or being delivered to the site must be wholly contained within the site. The requirements of the Protection of the Environment Operations Act 1997 are to be complied with when placing/stockpiling loose material or when disposing of waste products or during any other activities likely to pollute drains or watercourses.
- 14.6. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 14.7. All equipment and machinery should be secured against vandalism outside of working hours.
- 14.8. No batching plant is permitted on the site.
- 14.9. A copy of the approved and certified plans, specifications and documentation shall be kept on site at all times and shall be available for perusal by any officer of Council.
- 14.10. Contractor(s) must comply all workplace safety legislation and requirements.
- 14.11. No vehicle maintenance is permitted in the construction areas except in emergencies.
- 14.12. Any loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.
- 15. Services & public infrastructure**
 - 15.1. All existing utilities shall be removed or capped prior to commencing work.
 - 15.2. Any damage to existing public infrastructure as a result of the works shall be repaired and reinstated following the works.
- 16. Section 109R**
 - 16.1 A Section 109R approval under the *Environmental Planning & Assessment Act 1979* is required prior to commencing works.
- 17. Archaeological Heritage**
 - 17.1. Should any archaeological objects be identified during the course of the site works, all works must cease and NSW Heritage Office contacted.
 - 17.2. All contractors must be aware that it is an offence to move, disturb or destroy Aboriginal or European objects without the appropriate permits.

DETERMINATION

Acting as a delegate of the Health Administration Corporation, and, in accordance with Section 111 of the *Environmental Planning and Assessment Act 1979*, having taken into account to the fullest extent possible all matters likely to affect the environment as a result of the proposed activity, I hereby determine the Review of Environmental Factors by granting approval subject to the mitigation Measures above.



Robert Rust
Chief Executive Health Infrastructure

19/11/12

date



Appendix D2

Alterations and Additions to CSB

**Alterations and Additions to the Clinical Services
Building including Internal Reconfiguration,
Relocation of Services and Removal of Trees
Wagga Wagga Base Hospital**

**Assessment of
Review of Environmental Factors
prepared by LJB Urban Planning Pty Ltd.**

DECEMBER 2012

Assessment of Review of Environmental factors

Prepared by LJB Urban Planning Pty Ltd

Alterations and Additions to the Clinical Services Building including Internal Reconfiguration, Relocation of Services and Removal of Trees

Overview

This report provides an assessment of the Review of Environmental Factors (REF) prepared by LJB Urban Planning Pty Ltd for the alterations and additions to the Clinical Services Building (CSB) including internal reconfiguration, relocation of services and removal of trees. This review has considered the following documents:

- Review of Environmental Factors prepared by LJB Urban Planning dated 25 November 2012.
- BCA Report prepared by Philip Chun dated 17 10.12.
- Plans as follows:

Drawing Number	Drawing Description	Rev	Date
AR REF2 03B-00-0000	Cover sheet and drawing list	1	11/10/12
AR REF2 03B-01-0000	Site Context + Existing Conditions	1	11/10/12
AR REF2 03B-01-0001	Plan – Existing Conditions	1	11/10/12
AR REF2 03B-02-0000	Plan – Demolition – Ground Floor		11/10/12
AR REF2 03B-02-1000	Plan – Demolition – First Floor	1	11/10/12
AR REF2 03B-00-0000	Plan – Proposed Ground Floor	1	11/10/12
AR REF2 03B-10-0100	Plan – Proposed First Floor	1	11/10/12

The relevant legislation applied for determining the assessment of environmental factors includes:

- The *Environmental Planning and Assessment Act 1979*, particularly Section 5, the objects of the Act, and Part 5, Section 111 duty to consider environmental impact
- *Environmental Planning and Assessment Regulation 2000*, part 14
- State Environmental Planning Policy (Infrastructure) 2007
- Wagga Wagga Local Environmental Plan 2010
- Best Practice Guidelines for Part 5 of the *Environmental Planning and Assessment Act 1979*, prepared by the NSW Department of Planning

Site Description and Proposed Works

The subject works are located at the Wagga Wagga Base Hospital which is located at the corner of Docker and Edward Streets Wagga Wagga.

The Wagga Wagga Base hospital site covers an area of approximately 4.2 ha (bound by Edward Street, Docker Street, Rawson Lane and Lewis Drive), with an additional 1.5ha of parking on adjacent land. There is a gradual slope across the site, with a high point at the corner of Rawson Lane and Lewis Drive and a low point at the Edward/ Docker Street intersection.

The proposed works are in the centre of the site. Harvey House is located to the west of the CSB, Lewis House and Aboriginal Health to the south, Gissing House and the Mortuary Building to the east and Physio and Occupational Therapist Building to the north.

The proposed works are:

- Partial demolition of internal and external walls;
- Removal of windows and doors;
- Demolition of fire stair on the eastern side of the CSB;
- New addition to the south-east corner to create a new loading dock and bulk store;
- Creation of a new loading dock for the kitchen;
- Internal reconfiguration;
- Construction of new fire stairs on the western side of the CSB;
- New window openings;
- Relocation of services; and
- Removal of 6 (six) trees

These works are proposed under Clause 58 of State Environmental Planning Policy (Infrastructure) 2007 (ISEPP).

Review of Environmental factors

The environmental factors identified by LJB Urban Planning as potential issues arising from the construction and operation as:

- BCA Compliance
- Visual impact
- Air Quality
- Noise/Acoustic impacts
- Vehicular & pedestrian movements
- Soils and groundwater
- Contamination
- Waste Management
- Work Safety
- Impact on adjoining structures
- Social impacts

The REF concludes that subject to the mitigation measures identified in Section 5.0 of the REF, the proposed works will not have a significant impact on the environment. A review of the proposal and the factors identified in the REF has been evaluated and this position is supported.

Conclusion and Recommendation

The review of the REF and recommendations against the relevant legislation and the Best Practice Guidelines concurs with the finding that, subject to the mitigation measures shown below, the proposal will not have a significant impact on the environment. On that basis, an Environmental Impact Statement is not required.

The recommended Mitigation Measures identified in Section 5.0 of the Review of Environmental Factors prepared by LJB Urban Planning have been adopted and amended to include additional requirements.

Below are the final mitigation measures which must be implemented as part of this approval.

MITIGATION MEASURES

This REF has identified and assessed the key issues arising from the proposed development in accordance with the applicable legislation. On the basis of that assessment, it is concluded that the activity will not have a significant impact on the environment, subject to the following mitigation measures:

1. General

- 1.1 The development is to be carried out generally in accordance with the Review of Environmental Factors dated 25 November 2012 prepared by LJB Urban Planning Pty Ltd (including accompanying annexures) and generally in accordance with the following plans/documentation as modified by any of the conditions:

Drawing Number	Drawing Description	Rev	Date
AR REF2 03B-00-0000	Cover sheet and drawing list	1	11/10/12
AR REF2 03B-01-0000	Site Context + Existing Conditions	1	11/10/12
AR REF2 03B-01-0001	Plan – Existing Conditions	1	11/10/12
AR REF2 03B-02-0000	Plan – Demolition – Ground Floor		11/10/12
AR REF2 03B-02-1000	Plan – Demolition – First Floor	1	11/10/12
AR REF2 03B-00-0000	Plan – Proposed Ground Floor	1	11/10/12
AR REF2 03B-10-0100	Plan – Proposed First Floor	1	11/10/12

BCA Report by Philip Chun dated 17 October 2012

2. Approvals

- 2.1 The applicant is to obtain all other necessary approvals required by State and Commonwealth legislation and relevant Wagga Wagga Council policies. A copy of all approvals is to be kept on site.

3. Construction Management Plan

- 3.1 A Construction Management Plan (CMP) shall be prepared prior to commencement of work. The CMP shall address the following and any other issues relevant to construction management or included in these mitigation measures:
- Ensure safe pedestrian access to the main and surrounding hospital buildings is maintained and managed throughout the entire construction period.
 - Provide details regarding traffic management and control during works.

- Provide truck routes which will minimise the impact to existing residential areas.
- The need to control dust and noise generated by the works, especially in the context of the sensitive nature of the patient cohort accommodated in the existing facility

5. Air Quality

- 5.1 To reduce the impact of the work on air quality, the following measures shall be undertaken and included in the CMP:
- Dampening exposed surfaces in windy conditions
 - Covering loads on vehicles hauling materials to and from work sites
 - Installation of appropriate site fencing and erosion controls
 - Sealing of all hoardings with plastic or an alternative dust proof application
 - External scaffolding to be installed with dust minimising shade cloth
 - All waste storage compartments and skips to be appropriately covered and secure
 - Ensure return air ductwork within the site is properly managed to mitigate the spread of dust to other areas of the hospital.

6. Noise / Acoustic Impact

- 6.1. The works shall comply with AS2436-1981 - Guide to Noise Control on Construction, Maintenance and Demolition Sites.
- 6.2. The CMP is to include an assessment of the use of machinery and measures to reduce the impact of this noise on the hospital generally.
- 6.3. Hours of work shall be generally in accordance with the following:
- Monday to Friday - 7.00am to 6.00pm
 - Saturdays 7.30am to 5.00pm
 - Sundays & public holidays – no work except as provided for below.

Consideration will be given to extending these hours to allow for specific tasks or reduce the construction timetable on a case by case basis, subject to approval from Health Infrastructure being sought prior to this occurring and the assessment of any impact of this extension

- 6.4. Entry and departure of vehicles from the site will be restricted to the imposed work hours.

7. Vehicular & Pedestrian movements

- 7.1. Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 7.2. Safe pedestrian access to the hospital and surrounding buildings shall remain unimpeded at all times.
- 7.3. Appropriate signage and directional information shall be provided.

8. Construction Waste Management Plan

- 8.1. The CMP shall include a Construction Waste Management Plan prepared by an appropriately qualified contractor prior to the commencement of works.
- 8.2. The Waste Management Plan addressing the following specific matters:
 - i. The type and volume of all waste materials (e.g. excavation material, green waste, bricks, concrete, timbers, plasterboard and metals) is to be estimated prior to the commencement of works, with the destination for each waste identified. Waste should be re-used or recycled as much as practicable. Where not practicable, the location of a suitable waste disposal facility is to be identified.
 - ii. Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed disposal site. Frequency of collection should be identified.
 - iii. No burning or burying of waste is permitted on the site.
 - iv. Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the property boundary.
 - v. Stockpiling and sorting location onsite.
 - vi. Vehicle/truck routes
- 8.3. The Waste Management Plan should be prepared in accordance with DECCW's "Waste Classification Guidelines (2008)" and the *Protection of the Environment Operations Act 1997*.

9. Soil and Sedimentation

- 9.1. Appropriate Erosion and sediment control measures are to be put in place prior to commencement of work.
- 9.2. Erosion and sediment control measures are to be maintained regularly and after rainfall events in accordance with Landcom's 'Managing Urban Stormwater, Soils & Construction Guidelines (The Blue Book)'.
- 9.3. Erosion and sediment control measures are not to be removed until disturbed areas have stabilised.
- 9.4. Construction vehicles to be cleaned in an appropriate area prior to accessing the road network.
- 9.5. All sediment control structures to be regularly maintained to ensure they are operating effectively.

10. Contamination

- 10.1. If significant odours and/or evidence of cross contamination not previously detected are encountered, site works should cease in that area and the environmental consultant notified.

11. Social Impacts

- 11.1 A site notice board must be located at the main entrance to the site in a prominent position and must including the following:
- 24-hour contact person for the site;
 - Telephone and facsimile numbers and email addresses; and
 - Site activities and time frames.
- 11.2 The site notice must be erected no less than 2 days prior to the commencement of works.
- 11.3 The proponent shall develop a complaints management system and record details of all complaints received and the means of resolution of those complaints. The Complaints Register shall be made available to Council on request.
- 11.4 Complaints received prior to and during the undertaking of works shall be recorded and attended to promptly. On receiving a complaint, works shall be reviewed to determine whether issues relating to the complaint can be avoided or minimised. Feedback shall be provided to the complainant explaining what remedial actions were taken.

12. Disabled Access

- 12.1 Disabled access is to be provided in accordance with AS1428.1 2009 Design for Access and Mobility.

13. Work Safety

- 13.1. Work shall be conducted in accordance with a Work Method Statement.
- 13.2. Work shall be carried out on the site in-accordance with all relevant standards and codes, including but not limited to:
- AS 2436-1981 - Guide to Noise Control on Construction, Maintenance and Demolition Sites.
 - Asbestos – Code of Practice of the safe removal of Asbestos 2nd Edition (NOHSC: 2002(2005)).
- 13.3. A specialised contractor is to be engaged to remove hazardous material from the site.

14. Site Management and Safety

- 14.1. Construction site fencing is to be installed around the construction site. Vehicle and workforce access points and roads to the construction compounds are to be clearly designated and controlled for authorised access only.
- 14.2. The worksite should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 14.3. No hazardous materials or dangerous goods are to be used or stored on site.
- 14.4. No plant and equipment storage areas or bunded areas for storage of petroleum, distillate and other chemicals are permitted on the site.

- 14.5. All materials on-site or being delivered to the site must be wholly contained within the site. The requirements of the *Protection of the Environment Operations Act 1997* are to be complied with when placing/stockpiling loose material or when disposing of waste products or during any other activities likely to pollute drains or watercourses.
- 14.6. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 14.7. All equipment and machinery should be secured against vandalism outside of working hours.
- 14.8. No batching plant is permitted on the site.
- 14.9. A copy of the approved and certified plans, specifications and documentation shall be kept on site at all times and shall be available for perusal by any officer of Council.
- 14.10. Contractor(s) must comply all workplace safety legislation and requirements.
- 14.11. No vehicle maintenance is permitted in the construction areas except in emergencies.
- 14.12. Any loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.
- 15. Services & public infrastructure**
 - 15.1. All existing utilities shall be removed or capped prior to commencing work.
 - 15.2. Any damage to existing public infrastructure as a result of the works shall be repaired and reinstated following the works.
- 16. Section 109R**
 - 16.1 A Section 109R approval under the *Environmental Planning & Assessment Act 1979* is required prior to commencing works.
- 17. Archaeological Heritage**
 - 17.1. Should any archaeological objects be identified during the course of the site works, all works must cease and NSW Heritage Office contacted.
 - 17.2. All contractors must be aware that it is an offence to move, disturb or destroy Aboriginal or European objects without the appropriate permits.

DETERMINATION

Acting as a delegate of the Health Administration Corporation, and, in accordance with Section 111 of the *Environmental Planning and Assessment Act 1979*, having taken into account to the fullest extent possible all matters likely to affect the environment as a result of the proposed activity, I hereby determine the Review of Environmental Factors by granting approval subject to the mitigation Measures above.



Robert Rust
Chief Executive Health Infrastructure

6/12/12

date



Appendix D3

Provision of a New Loading Dock and Access Driveway and Alterations and Additions to the CSB



Health
Infrastructure

**New Loading Dock and access Driveway from
Dock Street; Alterations and additions to the
CSB for Transit Lounge
Wagga Wagga Base Hospital**

**Assessment of
Review of Environmental Factors
prepared by LJB Urban Planning Pty Ltd.**

JANUARY 2013

Assessment of Review of Environmental factors
Prepared by LJB Urban Planning Pty Ltd
New Loading Dock and access Driveway from Docker Street;
Alterations and additions to the CSB for Transit Lounge
Wagga Wagga Base Hospital

Overview

This report provides an assessment of the Review of Environmental Factors (REF) prepared by LJB Urban Planning Pty Ltd for a New Loading Dock and access Driveway from Docker Street; Alterations and additions to the CSB for Transit Lounge at Wagga Wagga Base Hospital.

This review has considered the following documents:

- Review of Environmental Factors prepared by LJB Urban Planning dated 18 December 2012.
- Traffic Reports prepared by Mott MacDonald and dated October 2012
- Heritage Impact Statement prepared by Weir Phillips dated December 2012
- Arborist report prepared by Somewhere Landscape Architects dated 17 December 2012
- Plans as follows:

Drawing Number	Drawing Description	Rev	Date
AR REF2 03A-00-0000	Cover sheet and drawing list	1	23/11/12
AR REF2 03A-01-0000	Site Context – Existing Site	1	23/11/12
AR REF2 03A-01-0001	Plan – Existing Conditions Loading Dock Sheet 01 of 02	1	23/11/12
AR REF2 03A-01-0002	Plan – Existing Conditions Loading Dock Sheet 02 of 02	1	23/11/12
AR REF2 03A-01-0003	Plan – Existing Conditions Ground Level CSB	1	23/11/12
AR REF2 03A-02-0000	Plan – Demolition Loading Dock Sheet 01 of 02	1	23/11/12
AR REF2 03A-02-0001	Plan – Demolition Loading Dock Sheet 02 of 02	1	23/11/12
AR REF2 03A-02-0002	Plan – Demolition Ground Level CSB (Transit Lounge)	1	23/11/12
AR REF2 03A-02-0100	Plan – Demolition First Floor	1	23/11/12
AR REF2 03A-04-0000	Plan – Shadow Diagrams	1	23/11/12
AR REF2 03A-04-0001	Plan – Shadow Diagrams	1	23/11/12
AR REF2 03A-10-0000	Plan – Proposed Loading Dock Sheet 01 of 02	1	23/11/12
AR REF2 03A-10-0001	Plan – Proposed Loading Dock Sheet 02 of 02	1	23/11/12
AR REF2 03A-10-0002	Plan – Proposed Transit Lounge	1	23/11/12
AR REF2 03A-10-0100	Plan – Proposed Loading Dock First Floor	1	23/11/12

Drawing Number	Drawing Description	Rev	Date
AR REF2 03A-10-0200	Plan - Roof	1	23/11/12
AR REF2 03A-20-0000	Elevations – Sheet 01 of 02	1	23/11/12
AR REF2 03A-20-0001	Elevations – Sheet 02 of 02	1	23/11/12
AR REF2 03A-30-0000	Sections – Sheet 01 of 02	1	23/11/12
AR REF2 03A-30-30001	Sections – Sheet 02 of 02	1	23/11/12

The relevant legislation applied for determining the assessment of environmental factors includes:

- The *Environmental Planning and Assessment Act 1979*, particularly Section 5, the objects of the Act, and Part 5, Section 111 duty to consider environmental impact
- *Environmental Planning and Assessment Regulation 2000*, part 14
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy 33 – Hazardous and Offensive Development
- Wagga Wagga Local Environmental Plan 2010
- Best Practice Guidelines for Part 5 of the *Environmental Planning and Assessment Act 1979*, prepared by the NSW Department of Planning

Site Description and Proposed Works

The subject works are located at the Wagga Wagga Base Hospital which is located at the corner of Docker and Edward Streets Wagga Wagga.

The Wagga Wagga Base hospital site covers an area of approximately 4.2 ha (bound by Edward Street, Docker Street, Rawson Lane and Lewis Drive), with an additional 1.5ha of parking on adjacent land. There is a gradual slope across the site, with a high point at the corner of Rawson Lane and Lewis Drive and a low point at the Edward/ Docker Street intersection.

The portion of the site the subject of this REF is described as Lot 77 DP 757249.

The proposed new access driveway will be from Docker Street and will continue at grade between Harvey House and Lewis House. The majority of the proposed above ground works will be located to the rear of Lewis House and to the south of the CSB. While the new patient transit lounge will be located at ground level in the northern portion of the existing CSB.

The proposed works involve:

Loading dock

- Removal of three (3) trees;
- Removal of existing concrete driveway/paths/ramps;
- Partial demolition of internal and external walls;
- New divided access driveway from Docker Street to be constructed between Harvey House, CSB and Lewis House;
- Construction of a single storey bulk fluids store and clinical waste room to the northern side of Lewis House;

- New bin bay, bin wash, compactor and recycling stores to the eastern side of the Community Health Services section of the Lewis House;
- Installation of new stair and lift between the CSB and Lewis House; and
- Driveway line-marking

Transit Lounge

Partial demolition of internal and external walls;

- Provision of a transit lounge for patients ready to be discharged or relocated;
- The new layout will include:
- Patient lounge with staff station;
- New male and female toilet facilities;
- Utility room/s
- Staff dining/lounge room;
- 2 x meeting rooms;
- patient storage cupboards; and
- Cleaner's room.
- Patient transport to be provided in association with the transit lounge.

The proposal will require the removal of three trees, however two of these trees are located on the public reserve and do not form part of the subject site. ***Separate approval will be required from Wagga Wagga Shire Council for the removal of these trees.***

These works are proposed under Clause 58 of State Environmental Planning Policy (Infrastructure) 2007 (ISEPP).

Review of Environmental factors

The environmental factors identified by LJB Urban Planning as potential issues arising from the construction and operation as:

- Heritage
- Tree Removal
- Visual Impacts
- BCA Compliance
- Air Quality
- Noise / Acoustic impacts
- Vehicular & Pedestrian Movements
- Soils and Groundwater
- Contamination
- Storage of Hazardous Materials
- Waste Management
- Work Safety
- Impact on Adjoining Structures; and
- Social Impacts

The REF concludes that subject to the mitigation measures identified in Section 5.0 of the REF, the proposed works will not have a significant impact on the environment. A review of the proposal and the factors identified in the REF has been undertaken and this position is supported.

Conclusion and Recommendation

The review of the REF and recommendations against the relevant legislation and the Best Practice Guidelines concurs with the finding that, subject to the mitigation measures shown below, the proposal will not have a significant impact on the environment. On that basis, an Environmental Impact Statement is not required.

The recommended Mitigation Measures identified in Section 5.0 of the Review of Environmental Factors prepared by LJB Urban Planning have been adopted and amended to include additional requirements.

Below are the final mitigation measures which must be implemented as part of this approval.

MITIGATION MEASURES

This REF has identified and assessed the key issues arising from the proposed development in accordance with the applicable legislation. On the basis of that assessment, it is concluded that the activity will not have a significant impact on the environment, subject to the following mitigation measures:

1. General

1.1 The development is to be carried out generally in accordance with the Review of Environmental Factors dated 18 December 2012 prepared by LJB Urban Planning Pty Ltd (including accompanying annexures) and generally in accordance with the following plans/documentation as modified by any of the conditions:

- Traffic Reports prepared by Mott MacDonald and dated October 2012
- Heritage Impact Statement prepared by Weir Phillips dated December 2012
- Arborist report prepared by Somewhere Landscape Architects dated 17 December 2012.

Drawing Number	Drawing Description	Rev	Date
AR REF2 03A-00-0000	Cover sheet and drawing list	1	23/11/12
AR REF2 03A-01-0000	Site Context – Existing Site	1	23/11/12
AR REF2 03A-01-0001	Plan – Existing Conditions Loading Dock Sheet 01 of 02	1	23/11/12
AR REF2 03A-01-0002	Plan – Existing Conditions Loading Dock Sheet 02 of 02	1	23/11/12
AR REF2 03A-01-0003	Plan – Existing Conditions Ground Level CSB	1	23/11/12
AR REF2 03A-02-0000	Plan – Demolition Loading Dock Sheet 01 of 02	1	23/11/12
AR REF2 03A-02-0001	Plan – Demolition Loading Dock Sheet 02 of 02	1	23/11/12

Drawing Number	Drawing Description	Rev	Date
AR REF2 03A-02-0002	Plan – Demolition Ground Level CSB (Transit Lounge)	1	23/11/12
AR REF2 03A-02-0100	Plan – Demolition First Floor	1	23/11/12
AR REF2 03A-04-0000	Plan – Shadow Diagrams	1	23/11/12
AR REF2 03A-04-0001	Plan – Shadow Diagrams	1	23/11/12
AR REF2 03A-10-0000	Plan – Proposed Loading Dock Sheet 01 of 02	1	23/11/12
AR REF2 03A-10-0001	Plan – Proposed Loading Dock Sheet 02 of 02	1	23/11/12
AR REF2 03A-10-0002	Plan – Proposed Transit Lounge	1	23/11/12
AR REF2 03A-10-0100	Plan – Proposed Loading Dock First Floor	1	23/11/12
AR REF2 03A-10-0200	Plan - Roof	1	23/11/12
AR REF2 03A-20-0000	Elevations – Sheet 01 of 02	1	23/11/12
AR REF2 03A-20-0001	Elevations – Sheet 02 of 02	1	23/11/12
AR REF2 03A-30-0000	Sections – Sheet 01 of 02	1	23/11/12
AR REF2 03A-30-30001	Sections – Sheet 02 of 02	1	23/11/12

2. Approvals

- 2.1 The applicant is to obtain all other necessary approvals required by State and Commonwealth legislation and relevant Wagga Wagga Council policies. A copy of all approvals is to be kept on site.
- 2.2 Prior to commencing work, any additional approvals in respect to the driveway entering Docker Street are to be obtained from Wagga Wagga Shire Council or the RMS as required.

3. Traffic

- 3.1 The Docker Street access driveway and design of the loading dock shall be constructed in accordance with the traffic reports titled:
 - “Loading Dock – Wagga Wagga Base Hospital” prepared by Mott MacDonald dated October 2012 prepared for Health Infrastructure; and
 - “Wagga Wagga Base Hospital – Phase 2-3 Redevelopment Transport and Accessibility Study” prepared by Mott MacDonald dated 30 November 2012 prepared for Health Infrastructure.
- 3.2 Any changes required to Council owned land in respect of but not limited to:
 - on-street parking provisions,
 - traffic control,
 - traffic calming and
 - signposting
 will require separate approval from Council prior to the commencement of any such works.

4. Tree Removal

- 4.1 To compensate for the tree removal, a suitable replacement tree indigenous to the Wagga Wagga Local Government Area is required to be

planted in a suitable location elsewhere on the site prior to the completion of works.

- 4.2 Approval has not been granted for the removal of two (2) trees located within the Docker Street Council setback as indicated in the submitted plans. Approval will need to be obtained from Wagga Wagga Shire Council prior to the commencement of works.

5. Construction Management Plan

- 5.1 A Construction Management Plan (CMP) shall be prepared prior to commencement of work. The CMP shall address the following and any other issues relevant to construction management or included in these mitigation measures:
- Ensure safe pedestrian access to the main and surrounding hospital buildings is maintained and managed throughout the entire construction period.
 - Provide details regarding traffic management and control during works.
 - Provide truck routes which will minimise the impact to existing residential areas.
 - The need to control dust and noise generated by the works, especially in the context of the sensitive nature of the patient cohort accommodated in the existing facility

6. Air Quality

- 6.1 To reduce the impact of the work on air quality, the following measures shall be undertaken and included in the CMP:
- Dampening exposed surfaces in windy conditions
 - Covering loads on vehicles hauling materials to and from work sites
 - Installation of appropriate site fencing and erosion controls
 - Sealing of all hoardings with plastic or an alternative dust proof application
 - External scaffolding to be installed with dust minimising shade cloth
 - All waste storage compartments and skips to be appropriately covered and secure
 - Ensure return air ductwork within the site is properly managed to mitigate the spread of dust to other areas of the hospital.

7. Noise / Acoustic Impact

- 7.1. The works shall comply with AS2436-1981 - Guide to Noise Control on Construction, Maintenance and Demolition Sites.
- 7.2. The CMP is to include an assessment of the use of machinery and measures to reduce the impact of this noise on the hospital generally.
- 7.3. Hours of work shall be generally in accordance with the following:
- Monday to Friday - 7.00am to 6.00pm
 - Saturdays 7.00am to 5.00pm
 - Sundays & public holidays – no work except as provided for below.

Consideration will be given to extending these hours to allow for specific tasks or reduce the construction timetable on a case by case basis, subject to approval from Health Infrastructure being sought prior to this occurring and the assessment of any impact of this extension

- 7.4. Entry and departure of vehicles from the site will be restricted to the imposed work hours.

8. Vehicular & Pedestrian movements

- 8.1. Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 8.2. Safe pedestrian access to the hospital and surrounding buildings shall remain unimpeded at all times.
- 8.3. Appropriate signage and directional information shall be provided.

9. Construction Waste Management Plan

- 9.1. The CMP shall include a Construction Waste Management Plan prepared by an appropriately qualified contractor prior to the commencement of works.
- 9.2. The Waste Management Plan addressing the following specific matters:
 - i. The type and volume of all waste materials (e.g. excavation material, green waste, bricks, concrete, timbers, plasterboard and metals) is to be estimated prior to the commencement of works, with the destination for each waste identified. Waste should be re-used or recycled as much as practicable. Where not practicable, the location of a suitable waste disposal facility is to be identified.
 - ii. Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed disposal site. Frequency of collection should be identified.
 - iii. No burning or burying of waste is permitted on the site.
 - iv. Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the property boundary.
 - v. Stockpiling and sorting location onsite.
 - vi. Vehicle/truck routes
- 9.3. The Waste Management Plan should be prepared in accordance with DECCW's "Waste Classification Guidelines (2008)" and the *Protection of the Environment Operations Act 1997*.

10. Soil and Sedimentation

- 10.1. Appropriate Erosion and sediment control measures are to be put in place prior to commencement of work.
- 10.2. Erosion and sediment control measures are to be maintained regularly and after rainfall events in accordance with Landcom's 'Managing Urban Stormwater, Soils & Construction Guidelines (The Blue Book)'.
- 10.3. Erosion and sediment control measures are not to be removed until disturbed areas have stabilised.

- 10.4. Construction vehicles to be cleaned in an appropriate area prior to accessing the road network.
- 10.5. All sediment control structures to be regularly maintained to ensure they are operating effectively.

11. Contamination

- 11.1. If significant odours and/or evidence of cross contamination not previously detected are encountered, site works should cease in that area and the environmental consultant notified.

12. Social Impacts

- 12.1 A site notice board must be located at the main entrance to the site in a prominent position and must including the following:
 - 24-hour contact person for the site;
 - Telephone and facsimile numbers and email addresses; and
 - Site activities and time frames.
- 12.2 The site notice must be erected no less than 2 days prior to the commencement of works.
- 12.3 The proponent shall develop a complaints management system and record details of all complaints received and the means of resolution of those complaints. The Complaints Register shall be made available to Council on request.
- 12.4 Complaints received prior to and during the undertaking of works shall be recorded and attended to promptly. On receiving a complaint, works shall be reviewed to determine whether issues relating to the complaint can be avoided or minimised. Feedback shall be provided to the complainant explaining what remedial actions were taken.

13. Disabled Access

- 13.1 Disabled access is to be provided in accordance with AS1428.1 2009 Design for Access and Mobility.

14. Work Safety

- 14.1. Work shall be conducted in accordance with a Work Method Statement.
- 14.2. Work shall be carried out on the site in-accordance with all relevant standards and codes, including but not limited to:
 - AS 2436-1981 - Guide to Noise Control on Construction, Maintenance and Demolition Sites.
 - Asbestos – Code of Practice of the safe removal of Asbestos 2nd Edition (NOHSC: 2002(2005)).
- 14.3. A specialised contractor is to be engaged to remove hazardous material from the site.

15. Site Management and Safety

- 15.1. Construction site fencing is to be installed around the construction site. Vehicle and workforce access points and roads to the construction compounds are to be clearly designated and controlled for authorised access only.
- 15.2. The worksite should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 15.3. No hazardous materials or dangerous goods are to be used or stored on site.
- 15.4. No plant and equipment storage areas or bunded areas for storage of petroleum, distillate and other chemicals are permitted on the site.
- 15.5. All materials on-site or being delivered to the site must be wholly contained within the site. The requirements of the *Protection of the Environment Operations Act 1997* are to be complied with when placing/stockpiling loose material or when disposing of waste products or during any other activities likely to pollute drains or watercourses.
- 15.6. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 15.7. All equipment and machinery should be secured against vandalism outside of working hours.
- 15.8. No batching plant is permitted on the site.
- 15.9. A copy of the approved and certified plans, specifications and documentation shall be kept on site at all times and shall be available for perusal by any officer of Council.
- 15.10. Contractor(s) must comply all workplace safety legislation and requirements.
- 15.11. No vehicle maintenance is permitted in the construction areas except in emergencies.
- 15.12. Any loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

16. Services & public infrastructure

- 16.1. All existing utilities shall be removed or capped prior to commencing work.
- 16.2. Any damage to existing public infrastructure as a result of the works shall be repaired and reinstated following the works.

17. Section 109R

- 17.1 A Section 109R approval under the *Environmental Planning & Assessment Act 1979* is required prior to commencing works.

18. Archaeological Heritage

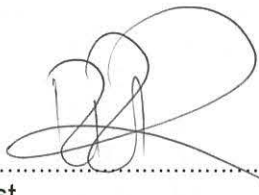
- 18.1. Should any archaeological objects be identified during the course of the site works, all works must cease and NSW Heritage Office contacted.
- 18.2. All contractors must be aware that it is an offence to move, disturb or destroy Aboriginal or European objects without the appropriate permits.

19. BCA

19.1 The works shall be carried out in-accordance with the Building Code of Australia

DETERMINATION

Acting as a delegate of the Health Administration Corporation, and, in accordance with Section 111 of the *Environmental Planning and Assessment Act 1979*, having taken into account to the fullest extent possible all matters likely to affect the environment as a result of the proposed activity, I hereby determine the Review of Environmental Factors by granting approval subject to the Mitigation Measures above.



Robert Rust
Chief Executive Health Infrastructure

21/1/13

date

Appendix D4

Erection of Temporary Multipurpose Shed Asset Management and Engineering Workshop



Health
Infrastructure

**Erection of Temporary Multipurpose Shed
Asset Management and Engineering Workshop
Wagga Wagga Base Hospital**

**Assessment of
Review of Environmental Factors
prepared by LJB Urban Planning Pty Ltd.**

APRIL 2013

DETERMINED - APPROVAL
HEALTH INFRASTRUCTURE

APPROVAL No: 2013/009

DATE 29.4.13

SIGNED 

Assessment of Review of Environmental factors Prepared by LJB Urban Planning Pty Ltd Erection of Temporary Multipurpose Shed Asset Management and Engineering Workshop Wagga Wagga Base Hospital

Overview

This report provides an assessment of the Review of Environmental Factors (REF) prepared by LJB Urban Planning Pty Ltd for the erection of a temporary multi purpose shed to be used for asset management and an engineering workshop at Wagga Wagga Base Hospital.

This review has considered the following documents:

- Review of Environmental Factors prepared by LJB Urban Planning dated 14 April 2013.
- Plans as follows:

Drawing Number	Drawing Description	Rev	Date
AR.EW.10.0001	General Arrangement Plan	4	18.3.13
AR.EW.20.0001	RCP and Roof Plan	3	11.3.13
AR.EW.30.0001	Elevations	2	11.3.13
AR.EW.51.0001	Section Internal Elevations	3	11.3.13

The relevant legislation applied for determining the assessment of environmental factors includes:

- The *Environmental Planning and Assessment Act 1979*, particularly Section 5, the objects of the Act, and Part 5, Section 111 duty to consider environmental impact.
- *Environmental Planning and Assessment Regulation 2000*, part 14.
- State Environmental Planning Policy (Infrastructure) 2007.
- Wagga Wagga Local Environmental Plan 2010.
- Best Practice Guidelines for Part 5 of the *Environmental Planning and Assessment Act 1979*, prepared by the NSW Department of Planning.

Site Description and Proposed Works

The subject works are located at the Wagga Wagga Base Hospital which is located at the corner of Docker and Edward Streets Wagga Wagga.

The Wagga Wagga Base hospital site covers an area of approximately 4.2 ha (bound by Edward Street, Docker Street, Rawson Lane and Lewis Drive), with an additional 1.5ha of parking on adjacent land. There is a gradual slope across the site, with a high point at the corner of Rawson Lane and Lewis Drive and a low point at the Edward/ Docker Street intersection.

The portion of the site the subject of this REF is described as Lot A in DP 13345.

The proposed works involve:

- Erection of a 170m² metal clad multi-purpose storage shed
- The shed will temporarily be used as an asset management and engineering workshop.
- The shed will be erected within the car park located to the north of the Yabtree Street entry opposite the new Mental Health facility

These works are proposed under Clause 58 of State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)

Review of Environmental factors

The environmental factors identified by LJB Urban Planning as potential issues arising from the construction and operation as:

- BCA Compliance
- Visual impact
- Air Quality
- Noise / Acoustic impacts
- Vehicular & Pedestrian Movements
- Soils and Groundwater
- Contamination
- Waste Management
- Work Safety
- Impact on Adjoining Structures; and
- Social Impacts

The REF concludes that subject to the mitigation measures identified in Section 5.0 of the REF, the proposed works will not have a significant impact on the environment. A review of the proposal and the factors identified in the REF has been undertaken and this position is supported.

Conclusion and Recommendation

The review of the REF and recommendations against the relevant legislation and the Best Practice Guidelines concurs with the finding that, subject to the mitigation measures shown below, the proposal will not have a significant impact on the environment. On that basis, an Environmental Impact Statement is not required.

The recommended Mitigation Measures identified in Section 5.0 of the Review of Environmental Factors prepared by LJB Urban Planning have been adopted and amended to include additional requirements.

Below are the final mitigation measures which must be implemented as part of this approval.

MITIGATION MEASURES

This REF has identified and assessed the key issues arising from the proposed development in accordance with the applicable legislation. On the basis of that assessment, it is concluded that the activity will not have a significant impact on the environment, subject to the following mitigation measures:

1. General

- 1.1 The development is to be carried out generally in accordance with the Review of Environmental Factors dated 15 April 2013 prepared by LJB Urban Planning Pty Ltd (including accompanying annexures) and generally in accordance with the following plans/documentation as modified by any of the conditions:

Drawing Number	Drawing Description	Rev	Date
AR.EW.10.0001	General Arrangement Plan	4	18.3.13
AR.EW.20.0001	RCP and Roof Plan	3	11.3.13
AR.EW.30.0001	Elevations	2	11.3.13
AR.EW.51.0001	Section Internal Elevations	3	11.3.13

2. Approvals

- 2.1 The applicant is to obtain all other necessary approvals required by State and Commonwealth legislation and relevant Wagga Wagga Council policies. A copy of all approvals is to be kept on site.

3. BCA compliance

- 3.1 The works shall comply with the Building Code of Australia.
3.2 Prior to work commencing, certification under Section 109R the *Environmental Planning & Assessment Act 1979* is to be obtained.

4. Tree Protection

- 4.1 All trees adjacent to the subject site shall be protected during construction works by a protective fencing no goods, builder's shed or the like shall be stored underneath any of the tree canopies.

5. Work Method Statement

- 5.1 A work method statement shall be prepared prior to commencement of work. The Work Method Statement shall address the following:
- Ensure safe pedestrian access to the main and surrounding hospital buildings is maintained and managed throughout the construction period.
 - Provide details regarding traffic management and control during works.
 - Provide truck routes which will minimise the impact to existing residential areas.

6. Dilapidation Reporting

- 6.1 A dilapidation report is to be undertaken of Hospital assets where there is the potential for damage to these assets as a result of the undertaking of works on the site, prior to the commencement of works.

7. Air Quality

- 7.1 The following measures shall be in place and addressed in the Work Method Statement:
- Dampening exposed surfaces in windy conditions
 - Covering loads on vehicles hauling materials to and from work sites
 - Installation of appropriate site fencing and erosion controls
 - Sealing of all hoardings with plastic or an alternative dust proof application
 - External scaffolding to be installed with dust minimising shade cloth
 - All waste storage compartments and skips to be appropriately covered and secure

8. Noise / Acoustic Impact

- 8.1 The works shall comply with AS2436-1981 - Guide to Noise Control on Construction, Maintenance and Demolition Sites.
- 8.2. The Work Method Statement shall address the use of machinery and impact on the hospital generally in accordance with the recommendations of the Construction Management Plan.
- 8.3. Hours of work shall be generally in accordance with the following:
- Monday to Friday - 7.00am to 6.00pm
 - Saturdays 7.00am to 5.00pm
 - Sundays & public holidays – no work except as provided for below

Consideration will be given to extending these hours to allow for specific tasks or reduce the construction timetable on a case by case basis, subject to approval from Health Infrastructure being sought prior to this occurring and the assessment of any impact of this extension

- 8.4. Entry and departure of vehicles from the site will be restricted to the imposed work hours.

9. Vehicular & Pedestrian movements

- 9.1 Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 9.2 Safe pedestrian access to the hospital and surrounding building shall remain unimpeded at all times.
- 9.3 Appropriate signage and directional information shall be provided.

10. Construction Waste Management Plan

- 10.1. The Work Method Statement (WMS) shall include a Construction Waste Management Plan prepared by an appropriately qualified contractor prior to the commencement of works.
- 10.2. The WMS shall include a Waste Management Plan addressing the following specific matters as relevant
- i. The type and volume of all waste materials (e.g. excavation material, green waste, bricks, concrete, timbers, plasterboard and metals) is to be estimated prior to the commencement of works, with the destination for each waste identified. Waste should be re-used or recycled as much as practicable. Where not practicable, the location of a suitable waste disposal facility is to be identified.

- ii. Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed disposal site. Frequency of collection should be identified.
 - iii. No burning or burying of waste is permitted on the site.
 - iv. Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the property boundary.
 - v. Stockpiling and sorting location onsite.
 - vi. vi Vehicle/truck routes
- 10.3. The Waste Management Plan should be prepared in accordance with DECCW's "Waste Classification Guidelines (2008)" and the *Protection of the Environment Operations Act 1997*.
- 11. Soil and Sedimentation**
 - 11.1. Appropriate Erosion and sediment control measures are to be put in place prior to commencement of work.
 - 11.2. Erosion and sediment control measures are to be maintained regularly and after rainfall events in accordance with Landcom's 'Managing Urban Stormwater, Soils & Construction Guidelines (The Blue Book)'.
 - 11.3. Erosion and sediment control measures are not to be removed until disturbed areas have stabilised.
 - 11.4. Construction vehicles to be cleaned in an appropriate area prior to accessing the road network.
 - 11.5. All sediment control structures to be regularly maintained to ensure they are operating effectively.
- 12. Contamination**
 - 12.1. If significant odours and/or evidence of cross contamination not previously detected are encountered, site works should cease in that area and the environmental consultant notified.
- 13. Social Impacts**
 - 13.1 Site Signage shall be erected adjacent to the works advising the community of the following:
 - Activities occurring on site and surrounding street network
 - Estimated timeframe for each stage of work.
 - Hours of work
 - Contact person for complaints or enquiries
- 14. Disabled Access**
 - 14.1 Disabled access is to be provided in accordance with AS1428.1 2009 Design for Access and Mobility.
- 15. Work Safety**
 - 15.1. Work shall be conducted in accordance with the Work Method Statement.
 - 15.2. Work shall be carried out on the site in accordance with all relevant standards and codes, including but not limited to:
 - AS 2436-1981 - Guide to Noise Control on Construction, Maintenance and Demolition Sites.

- Asbestos – Code of Practice of the safe removal of Asbestos 2nd Edition (NOHSC: 2002(2005)).

15.3. A specialised contractor is to be engaged to remove hazardous material from the site.

16. Site Management and Safety

- 16.1. Construction site fencing is to be installed around the construction site. Vehicle and workforce access points and roads to the construction compounds are to be clearly designated and controlled for authorised access only.
- 16.2. The worksite should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 16.3. No hazardous materials or dangerous goods are to be used or stored on site.
- 16.4. No plant and equipment storage areas or bunded areas for storage of petroleum, distillate and other chemicals are permitted on the site.
- 16.5. All materials on-site or being delivered to the site must be wholly contained within the site. The requirements of the *Protection of the Environment Operations Act 1997* are to be complied with when placing/stockpiling loose material or when disposing of waste products or during any other activities likely to pollute drains or watercourses.
- 16.6. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 16.7. All equipment and machinery should be secured against vandalism outside of working hours.
- 16.8. No batching plant is permitted on the site.
- 16.9. A copy of the approved and certified plans, specifications and documentation shall be kept on site at all times and shall be available for perusal by any officer of Council.
- 16.10. Any contractor(s) must meet all workplace safety legislation and requirements.
- 16.11. No vehicle maintenance is permitted in the construction areas except in emergencies.
- 16.12. Any loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

17. Services & public infrastructure


- 17.1. All existing utilities shall be removed or capped prior to commencing work.
- 17.2. Any damage to existing public infrastructure as a result of the works shall be repaired and reinstated following demolition works

19. Archaeological Heritage

- 19.1. Should any archaeological objects be identified during the course of the site works, all works must cease and NSW Heritage Office contacted.
- 19.2. All contractors must be aware that it is an offence to move, disturb or destroy Aboriginal or European objects without the appropriate permits.

DETERMINATION

Acting as a delegate of the Health Administration Corporation, and, in accordance with Section 111 of the *Environmental Planning and Assessment Act 1979*, having taken into account to the fullest extent possible all matters likely to affect the environment as a result of the proposed activity, I hereby determine the Review of Environmental Factors by granting approval subject to the Mitigation Measures above.



Robert Rust
Chief Executive Health Infrastructure

29 April 2013
date



Appendix D5

Provision of Services, Additional 10 Parking Space and Associated Tree Removal



Health
Infrastructure

**Provision of Services, Additional 10 Parking
Spaces and Associated Tree Removal
Wagga Wagga Base Hospital**

**Assessment of
Review of Environmental Factors
prepared by LJB Urban Planning Pty Ltd.**

DETERMINED - APPROVAL

HEALTH INFRASTRUCTURE

APPROVAL No: 2013/011

DATE 18.6.2013

SIGNED 

JUNE 2013

Assessment of Review of Environmental Factors
Prepared by LJB Urban Planning Pty Ltd
Provision of services, additional 10 parking spaces and
associated tree removal
Wagga Wagga Base Hospital

Overview

This report provides an assessment of the Review of Environmental Factors (REF) prepared by LJB Urban Planning Pty Ltd for the provision of services, an additional 10 parking spaces and associated tree removal at Wagga Wagga Base Hospital.

This review has considered the following documents:

- Review of Environmental Factors prepared by LJB Urban Planning dated 13 June 2013.
- Plans as follows:

Drawing Number	Drawing Description	Date	Rev
SK-00735	Dental Carpark Expansion	13.6.13	1
SU_GF_03_008	Detailed Survey	3.8.12	Q
- Tree Assessment Wagga Wagga Base Hospital Development prepared by Somewhere Landscape Architects and dated 16/05/13 Rev A.

The relevant legislation applied for determining the assessment of environmental factors includes:

- The *Environmental Planning and Assessment Act 1979*, particularly Section 5, the objects of the Act, and Part 5, Section 111 duty to consider environmental impact.
- *Environmental Planning and Assessment Regulation 2000*, part 14.
- State Environmental Planning Policy (Infrastructure) 2007.
- Wagga Wagga Local Environmental Plan 2010.
- Best Practice Guidelines for Part 5 of the *Environmental Planning and Assessment Act 1979*, prepared by the NSW Department of Planning.

Site Description and Proposed Works

The subject works are located at the Wagga Wagga Base Hospital which is located at the corner of Docker and Edward Streets Wagga Wagga.

The Wagga Wagga Base hospital site covers an area of approximately 4.2 ha (bound by Edward Street, Docker Street, Rawson Lane and Lewis Drive), with an additional 1.5ha of parking on adjacent land. There is a gradual slope across the site, with a high point at the corner of Rawson Lane and Lewis Drive and a low point at the Edward/ Docker Street intersection.

The proposed works are at the rear of the hospital precinct, at the corner of Docker Street and Rawson Lane, on Lot 77 in DP 1141501.

The proposed works involve:

- Installation of services including hydraulic feeder pipes for the Portion A works at the corner of Rawson Lane and Lewis Drive
- Removal of five (5) trees.
- Extension of existing carparking area to provide ten (10) additional parking spaces

These works are proposed under Clause 58 of State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)

Review of Environmental factors

The environmental factors identified by LJB Urban Planning as potential issues arising from the construction and operation as:

- Air Quality
- Noise/Acoustic impacts
- Vehicle and Pedestrian Movements
- Soils and Groundwater
- Contamination
- Waste Management
- Work Safety
- Impact on Adjoining structures and trees
- Social Impacts

The REF concludes that subject to the mitigation measures identified in Section 5.0 of the REF, the proposed works will not have a significant impact on the environment. A review of the proposal and the factors identified in the REF has been undertaken and this position is supported.

Conclusion and Recommendation

The review of the REF and recommendations against the relevant legislation and the Best Practice Guidelines concurs with the finding that, subject to the mitigation measures shown below, the proposal will not have a significant impact on the environment. On that basis, an Environmental Impact Statement is not required.

The recommended Mitigation Measures identified in Section 5.0 of the Review of Environmental Factors prepared by LJB Urban Planning have been adopted and amended to include additional requirements.

Below are the final mitigation measures which must be implemented as part of this approval.

MITIGATION MEASURES

1. General

- 1.1 The development is to be carried out generally in accordance with the Review of Environmental Factors dated 13 June 2013 prepared by LJB Urban Planning Pty Ltd (including accompanying annexures) and generally in accordance with the following plans/documentation as modified by any of the conditions:

Drawing Number	Drawing Description	Rev	Date
SK-00735	Dental Carpark Expansion	13.6.13	1
SU_GF_03_008	Detailed Survey	3.8.12	Q

2. Approvals

- 2.1 The applicant is to obtain all other necessary approvals required by State and Commonwealth legislation and relevant Wagga Wagga Council policies.
- 2.2 Removal of any trees located within the public way requires the approval of Council prior to removal.
- 2.3 Any changes to road, kerb and guttering and/or sign posting requires the approval of the relevant authorities prior to commencement of such works.
- 2.4 Copies of all approvals are to be kept on site.

3. Tree Removal & landscaping

- 3.1 Approval is granted for the removal of the five (5) trees nominated in the "Somewhere" report and the survey plan located within the hospital land.
- 3.2 Replacement of these trees with high quality trees sourced from a reputable supplier are to be provided in a different, more appropriate, location to compensate for the loss of the trees.

4. Car Parking Requirements

- 4.1 The new car parking layouts are required to comply with Australian Standards for off-street car parking. A qualified traffic engineer is required to certify that all off-street parking spaces will achieve minimum compliance.

5. Work Method Statement

- 5.1 The sites Work Method Statement shall be updated to incorporate the proposed works. The Work Method Statement shall address the following at a minimum:
- Ensure safe pedestrian access to the main and surrounding hospital buildings is maintained and managed throughout the entire construction period.
 - Provide details regarding traffic management and control during works.
 - Provide truck routes which will minimise the impact to existing residential areas.
 - The need to control dust and noise generated by the works, especially in the context of the sensitive nature of the patient cohort accommodated in the existing facility.
 - Provide a traffic management plan.

6. Dilapidation Reporting

- 6.1 A dilapidation report is to be undertaken of Hospital and any impacted Council assets where there is the potential for damage to these assets as a result of the undertaking of works on the site, prior to the commencement of works.

7. Air Quality

- 7.1 The following measures shall be in place and addressed in the Work Method Statement:

- Dampening exposed surfaces in windy conditions
- Covering loads on vehicles hauling materials to and from work sites
- Installation of appropriate site fencing and erosion controls
- Sealing of all hoardings with plastic or an alternative dust proof application
- External scaffolding to be installed with dust minimising shade cloth
- All waste storage compartments and skips to be appropriately covered and secure.
- Ensure return air ductwork within the site is properly managed to mitigate the spread of dust to other areas of the hospital.

8. Noise / Acoustic Impact

- 8.1 Hours of work shall be generally in accordance with the following:

- Monday to Friday - 7.00am to 6.00pm
- Saturdays 7.00am to 5.00pm
- Sundays & public holidays – no work except as provided for below:
Consideration will be given to extending these hours to allow for specific tasks or reduce the construction timetable on a case by case basis, subject to approval from Health Infrastructure being sought prior to this occurring and the assessment of any impact of this extension

- 8.2 Entry and departure of vehicles to and from the site will be restricted to the imposed work hours.

9. Vehicular & Pedestrian movements

- 9.1 Safe pedestrian access to the hospital and surrounding building shall remain unimpeded at all times.
- 9.2 Appropriate signage and directional information shall be provided.

10. Construction Waste Management Plan

- 10.1 The Work Method Statement (WMS) shall include a Construction Waste Management Plan prepared by an appropriately qualified contractor prior to the commencement of works.
- 10.2 The WMS shall include a Waste Management Plan addressing the following specific matters:
- i. The type and volume of all waste materials (e.g. excavation material, green waste, bricks, concrete, timbers, plasterboard and metals) is to be estimated prior to the commencement of works, with the destination for each waste identified. Waste should be re-used or recycled as much as practicable. Where not practicable, the location of a suitable waste disposal facility is to be identified.

- ii. Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed disposal site. Frequency of collection should be identified.
 - iii. No burning or burying of waste is permitted on the site.
 - iv. Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the property boundary.
 - v. Stockpiling and sorting location onsite.
 - vi. Vehicle/truck routes
- 10.3. The Waste Management Plan should be prepared in accordance with DECCW's "Waste Classification Guidelines (2008)" and the *Protection of the Environment Operations Act 1997*.
- 11. Soil and Sedimentation**
 - 11.1. Appropriate erosion and sediment control measures are to be put in place prior to commencement of work.
 - 11.2. Erosion and sediment control measures are to be maintained regularly and after rainfall events in accordance with Landcom's 'Managing Urban Stormwater, Soils & Construction Guidelines (The Blue Book)'.
 - 11.3. Erosion and sediment control measures are not to be removed until disturbed areas have stabilised.
 - 11.4. Construction vehicles to be cleaned in an appropriate area prior to accessing the road network.
 - 11.5. All sediment control structures to be regularly maintained to ensure they are operating effectively.
- 12. Contamination**
 - 12.1. If significant odours and/or evidence of cross contamination not previously detected are encountered, site works should cease in that area and the environmental consultant notified.
- 13. Social Impacts**
 - 13.1 Site Signage shall be erected advising the community of the following:
 - Activities occurring on site and surrounding street network
 - Estimated timeframe for each stage of work.
 - Hours of work
 - Contact person for complaints or enquiries
- 14. Disabled Access**
 - 14.1 Disabled access is to be provided in accordance with AS1428.1 2009 Design for Access and Mobility.
- 15. Work Safety**
 - 15.1. Work shall be conducted in accordance with the Work Method Statement.
 - 15.2. Work shall be carried out on the site in-accordance with all relevant standards and codes, including but not limited to:
 - AS 2436-1981 - Guide to Noise Control on Construction, Maintenance and Demolition Sites.

- Asbestos – Code of Practice of the safe removal of Asbestos 2nd Edition (NOHSC: 2002(2005)).

15.3. A specialised contractor is to be engaged to remove hazardous material from the site.

16. Site Management and Safety

- 16.1. Construction site fencing is to be installed around the construction site. Vehicle and workforce access points and roads to the construction compounds are to be clearly designated and controlled for authorised access only.
- 16.2. The worksite should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 16.3. No hazardous materials or dangerous goods are to be used or stored on site.
- 16.4. No plant and equipment storage areas or bunded areas for storage of petroleum, distillate and other chemicals are permitted on the site.
- 16.5. All materials on-site or being delivered to the site must be wholly contained within the site. The requirements of the *Protection of the Environment Operations Act 1997* are to be complied with when placing/stockpiling loose material or when disposing of waste products or during any other activities likely to pollute drains or watercourses.
- 16.6. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 16.7. All equipment and machinery should be secured against vandalism outside of working hours.
- 16.8. No batching plant is permitted on the site.
- 16.9. A copy of the approved and certified plans, specifications and documentation shall be kept on site at all times and shall be available for perusal by any officer of Council.
- 16.10. Any contractor(s) must meet all workplace safety legislation and requirements.
- 16.11. No vehicle maintenance is permitted in the construction areas except in emergencies.
- 16.12. Any loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

17. Services & public infrastructure

- 17.1. All existing utilities shall be located prior to commencing work.
- 17.2. Any damage to existing public infrastructure as a result of the works shall be repaired and reinstated following demolition works.

18. Section 109R

- 18.1 A Section 109R approval under the *Environmental Planning & Assessment Act 1979* is required prior to commencing works.

19. Archaeological Heritage

- 19.1. Should any archaeological objects be identified during the course of the site works, all works must cease and NSW Heritage Office contacted.
- 19.2. All contractors must be aware that it is an offence to move, disturb or destroy Aboriginal or European objects without the appropriate permits.

DETERMINATION

Acting as a delegate of the Health Administration Corporation, and, in accordance with Section 111 of the *Environmental Planning and Assessment Act 1979*, having taken into account to the fullest extent possible all matters likely to affect the environment as a result of the proposed activity, I hereby determine the Review of Environmental Factors by granting approval subject to the Mitigation Measures above.



.....
Sam Sangster
Chief Executive Health Infrastructure

18 June 2013
.....
date