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Our ref: SSD 5237-2012
File: 12/06320-1

Mr Robert Rust
Chief Executive
Health Infrastructure
Level 8, 77 Pacific Hwy
NORTH SYDNEY NSW 2060

Dear Mr Rust

DGRs for Wagga Wagga Base Hospital Phase 2-3 (SSD5237-2012)

The Department has received your request for Director General's environmental assessment requirements (DGRs) for the above development.

I have attached a copy of the DGRs for the preparation of an Environmental Impact Statement (EIS) for the development. These requirements have been prepared in consultation with relevant government authorities. I have also attached a copy of the government authorities' comments for your information.

The DGRs have been prepared based on the information you have provided to date. Please note that under Clause 3(5) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*, the Director-General may alter these requirements at any time. If you do not lodge a DA and EIS for the development within 2 years, the DGRs will expire.

Prior to exhibiting the EIS that you submit for the development, the Department will review the document to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. The Department may consult with other relevant government authorities in making this decision. Please provide 1 hard copy and 1 electronic copy of the EIS to assist this review.

If the Department considers that the EIS does not address the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*, you may be required to submit an amended EIS. Once the Department is satisfied that the requirements have been addressed, you will be contacted regarding arrangements for public exhibition.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required for your development (<http://www.environment.gov.au> or 6274 1111).

Your contact officer for this proposal, Chris King, can be contacted on 02 9228 6430 or via email at chris.king@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely


Alan Bright

Acting Director, Metropolitan and Regional Projects South

Director General's Environmental Assessment Requirements

Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 5237-2012
Proposal Name	Wagga Wagga Base Hospital – Phase 2-3
Location	Edward Street, Wagga Wagga
Applicant	NSW Health Infrastructure
Date of Issue	16 April 2012
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum requirements in Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i> , specifically: form specifications in clause 6; and content specifications in clause 7 .
Key issues	<p>The Environmental Impact Statement (EIS) must address the following key issues:</p> <p>1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011; • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy No.33 – Hazardous and Offensive Development; • State Environmental Planning Policy (Infrastructure) 2007; • NSW State Plan; • Wagga Wagga Local Environmental Plan 2010; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.</p> <p><i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p><i>Relevant Policies and Guidelines</i></p> <ul style="list-style-type: none"> • <i>Managing Land Contamination Planning Guidelines – SEPP 55 Remediation of Land (DUAP)</i> <p>2. Policies, Guidelines and Planning Agreements Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW State Plan; • Development Near Rail Corridors and Busy Roads- Interim Guideline;

- Planning Guidelines for Walking and Cycling; and
- Crime Prevention Through Environmental Design.

Detail how the development promotes or is consistent with these provisions and strategic objectives.

3. Built Form and Urban Design

- Height, bulk and scale of the proposed development within the context of the locality, adjoining hospital buildings, and surrounding residential development; and
- Details of proposed open space and landscaped areas.

4. Environmental and Residential Amenity

- Impacts of the proposal on solar access, acoustic privacy, visual privacy and wind impacts (within the site and on surrounding development); and
- Details of the measures to be implemented to achieve a high level of environmental and residential amenity.

5. Transport and Accessibility Impacts (Construction and Operational)

Provide a Transport & Accessibility Study prepared with reference to the NSW State Plan, the NSW Planning Guidelines for Walking and Cycling, the Integrated Land Use and Transport policy package, the NSW Bike Plan, Premier's Council for Active Living (PCAL) - Development & Active Living, the RTA's Guide to Traffic Generating Development, and the Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development (where relevant), considering the following:

- Detail traffic impacts associated with the staged demolition and construction phases of development, including the impact on the surrounding road network and the treatment of the intersection of Murray and Edwards Street as part of subsequent phases of the redevelopment of the hospital;
- Daily and peak operational traffic movements likely to be generated by the proposed development, including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required). The traffic impact assessment should consider base models with future traffic generated by the proposal;
- Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access;
- Detail the traffic flow patterns within the hospital site by identifying a direction flow scheme for all traffic, having particular regard to carpark circulation and access onto surrounding streets, including Lewis Drive and onto/off Edward Street;
- Detail shall be provided on internal proposed traffic calming measures measures, such as narrowing of the formation of the roadways by the use of kerbside blisters or changes in pavement type or colour, which are valid forms of traffic calming that would be suitable within the hospital grounds.
- Describe the measures to be implemented to promote sustainable means of transport to support and achieve relevant State Plan targets including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a Workplace Travel Plan;
- Details of the proposed access, parking provisions, loading facilities, taxi and community pickup / drop off, service vehicle movements and emergency vehicle access associated with the proposed development. Consideration should be given to limiting movements of heavy vehicles during existing peak hour periods along Edwards Street and Docker Street; and
- Provision of appropriate levels of on site car parking for the proposed development having regard to the public transport accessibility of the site, opportunities for car sharing, local planning controls and RTA guidelines (note: The Department supports reduced parking provisions, if adequate public transport

is available to access the site).

Relevant Policies and Guidelines

- *Guide to Traffic Generating developments (RTA)*

6. Ecologically Sustainable Development (ESD)

- Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

7. Contributions

- Address Council's Section 94 Contribution Plan and / or details of any Voluntary Planning Agreement.

8. Contamination

- Demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.

9. Heritage

- A statement of significance and an assessment of the impact on the heritage significance of any heritage items and / or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual.

10. Aboriginal Heritage

- The EA shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005.

11. Drainage and Stormwater

- Drainage issues associated with the proposal including stormwater and drainage infrastructure.

Relevant Policies and Guidelines

- *Managing Urban Stormwater – Soils and Construction Volume 1 2004 (Landcom)*

12. Flooding

- An assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity.

13. Utilities

- In consultation with relevant agencies, the EA shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure works.

14. Flora and Fauna

- Address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment.

15. Noise and Vibration

- Provide a quantitative assessment of the potential demolition, construction, operation and traffic noise impacts of the project.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Interim Construction Noise Guideline (DECC)*

16. Waste

- Identify, quantify and classify the likely waste streams to be generated during

	<p>construction and operation;</p> <ul style="list-style-type: none"> • Describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste; • Describe the measures to be implemented to manage the disposal of nuclear waste, if required; and • Describe the measures to be implemented to manage the disposal of contaminated and potentially contaminated biological and sewage waste, if required. <p>17. Hazards</p> <ul style="list-style-type: none"> • An assessment against State Environmental Planning Policy No 33 – Hazardous and offensive Development; and • A description of the proposed storage, use and management of any hazardous material and measures to be implemented to manage hazards and risks associated with the storage. <p>18. Sediment, Erosion and Dust controls (Construction and Excavation)</p> <p>Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i>
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Stormwater Concept Plan; • Shadow Diagrams; • Construction Management Plan & Traffic Management Plan; • Geotechnical & Structural Report; • 3D perspectives & photomontages of the proposed development; • An Operational Management Plan (addressing servicing requirements including waste management, loading zones and mechanical plant); and <p>Landscape Plans.</p>
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Wagga Wagga City Council; and • NSW Transport-Roads and Maritime Services. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director General in relation to the</p>

	requirements for lodgement.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.