

DATE OF DETERMINATION	Thursday, 25 February 2021
PANEL MEMBERS	Tim Fletcher (A/Chair), Renata Brooks, Susan Budd, Dan Hayes
APOLOGIES	Tim Koschel
DECLARATIONS OF INTEREST	Gordon Kirkby - I have a conflict of interest with this matter as my company, Ethos Urban prepared the Statement of Environmental Effects.

Papers circulated electronically on 12 February 2021.

MATTER DETERMINED

PPSSTH-73 – Wagga Wagga – DA20/0708 at 260 Edward Street, Wagga Wagga – Hospital campus car parking works, including new multi-storey car park, two at-grade car parks, access upgrades and part closure of Doris Roy Lane (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council original assessment report as well as the addendum report.

The Panel noted:

- The subject site is within the SP2 Infrastructure (hospital) zone under the provisions of WWLEP2010. The development is ancillary to the existing hospital use on the site and is permissible in the zone with consent.
- The application had been referred to Essential Energy and Transport for NSW under the provisions of the Infrastructure SEPP. Submissions received from Essential Energy and TfNSW have been considered in accordance with the requirements of the SEPP.
- A contamination investigation has been undertaken across the development site which identified the presence of an asbestos containing material (ACM) fragment. As a consequence, the investigation recommended that a Remediation Action Plan be prepared; it also confirmed that the site can be made suitable, subject to remediation works, for an above-ground multistorey and on-grade hardstand car parks. Having regard to the provisions of SEPP 55 and the findings of the investigation, and the conditions of consent, the Panel is satisfied that the site will be suitable, after remediation, for the proposed purpose.
- Matters raised in the submission by TfNSW and also comments from Council's traffic engineer have been considered as well as a supplementary submission from the applicant's Traffic consultants on the recommended conditions of consent. Having regard to the comments received including the Council's addendum report, the Panel was satisfied that the matters raised had been satisfactorily resolved.
- Council's traffic engineer has also identified concerns with the standard of Rawson Lane with regard to its capacity for traffic discharged from the proposed Yathong Carpark. Appropriate

conditions have been recommended to require an amendment to the driveway location for this carpark so that it discharges directly to Yathong Street.

- The development will require the closure of the western section of Doris Roy Lane and the construction of a truck/vehicular turning bay to allow for its continued function. Conditions of consent require dedication of the reconfigured laneway as public road.
- The hospital campus site is identified under Schedule 5 of the LEP 2010 as containing an item of environmental heritage (Item number I261 - Wagga Wagga Base Hospital (c1960 building)). The item was demolished in 2018 as part of the overall hospital redevelopment project. The development will not result in any detrimental impact on the significance of the item.
- Alterations to proposed landscaping works have been recommended to ensure a proposed courtyard area to the east of the MLCP building will not result in any crime/safety or amenity impacts on the adjacent residential properties to the east.

CONDITIONS





The development application was approved subject to the conditions in the Council addendum assessment report provided by Council on 16/2/21.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered the two written public submissions made during public exhibition and heard from all those wishing to address the panel. The panel notes that issues of concern included:

- Traffic impacts and the adequacy of Rawson Lane
- Security, amenity and safety issues associated with the landscaped area adjacent to the MSCP.
- Concern over inadequate community consultation.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report and largely mitigated by the modifications required by the recommended conditions of consent.

PANEL MEMBERS	
 Tim Fletcher (Chair)	 Renata Brooks
 Susan Budd	 Dan Hayes

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-73 – Wagga Wagga – DA20/0708
2	PROPOSED DEVELOPMENT	Hospital campus car parking works, including new multi-storey car park, two at-grade car parks, access upgrades and part closure of Doris Roy Lane.
3	STREET ADDRESS	260 Edward St WAGGA WAGGA NSW 2650
4	APPLICANT/OWNER	Health Infrastructure / Health Administration Corporation
5	TYPE OF REGIONAL DEVELOPMENT	CIV > \$5M - Crown Development
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Wagga Wagga Local Environmental Plan 2010 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 55 - Remediation of Land State Environmental Planning Policy No 64 - Advertising and Signage Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Wagga Wagga Development Control Plan 2010 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 5 February 2021 and the addendum report provided on the 16/2/21. Written submissions during public exhibition: 5
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Final briefing to discuss council's recommendation: 17 February 2021 <ul style="list-style-type: none"> <u>Panel members</u>: Tim Fletcher (A/Chair), Renata Brooks, Susan Budd, Dan Hayes <u>Council assessment staff</u>: Cameron Collins, Paul O'Brien <u>Applicant representatives</u>: Catherine Taylor, Kate Tudehope, Karen McNatty
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment addendum report (16/2/21)