

Transport Engineering

REF: N144844

DATE: 3 June 2019

Health Infrastructure
c/- Savills Australia
Level 25, Governor Philip Tower
1 Farrer Place
SYDNEY 2000 NSW

Attention: Ms Kylie Manson (Project Director)

Dear Kylie,

RE: WAGGA WAGGA BASE HOSPITAL REDEVELOPMENT (SSD 9033) – SECTION 4.55 MODIFICATION TRAFFIC STATEMENT

Health Infrastructure has engaged GTA Consultants to prepare a traffic statement in relation to a Section 4.55 modification seeking consent to modify the development approval (SSD 9033) for the Wagga Wagga Base Hospital (WWBH) Stage 3 Redevelopment.

This letter is an addendum to the transport assessment prepared by GTA Consultants¹ that accompanied the State Significant Development Application for the WWBH Stage 3 Redevelopment and should be read in conjunction with that report.

Background

Stage 1 and 2 of the WWBH Redevelopment respectively comprised a Mental Health Facility and Acute Services Building and were completed in 2015. Stage 3 of the WWBH Redevelopment comprises a six-storey ambulatory care building above an undercroft parking level.

The overall WWBH car parking supply during each stage of redevelopment is summarised in Table 1.

Table 1: WWBH Redevelopment car park staging

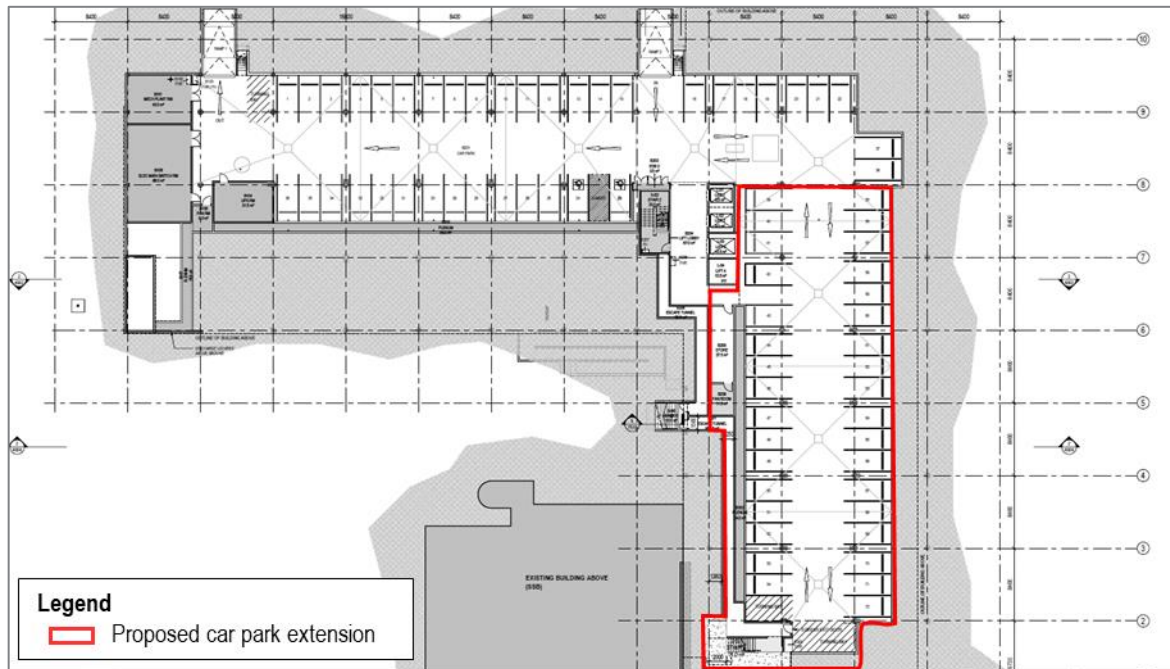
WWBH Redevelopment Stage	Car park supply
Prior to Redevelopment	398 spaces
Stage 1/ 2 Redevelopment	440 spaces (+42 spaces)
Stage 3 Redevelopment	540 spaces (+100 spaces)

¹ Wagga Wagga Base Hospital (WWBH) Schematic Development Transport Impact Assessment, GTA Consultants, Issue B, 3 October 2018.

Proposed Modification

The modification is seeking to provide an additional 32 car parking spaces within the undercroft car park, shown in Figure 1, increasing the total on-site car parking supply from 540 spaces to 572 spaces.

Figure 1: Proposed undercroft car park extension



Source: Wagga Wagga Health Service Redevelopment, Stage 3 Development, Architectural Services General Arrangement Plan – Basement, Drawing No. IA172202-ACB-RB-DRG-1500 Revision M - 13 May 2019

Traffic and Parking Impact

As noted in the transport assessment outlined in the Schematic Development report, the Stage 3 Redevelopment requires 95 additional spaces that could not be accommodated by the existing off-street and on-street parking facilities. Furthermore, a total of 489 on-street parking spaces are currently available near the WWBH, with a peak demand for 428 spaces (86 per cent occupancy).

The traffic generation assessment prepared in the Schematic Development report is based on the expected staff and bed increases and education area use provided within the Stage 3 Redevelopment. The proposed increase of 32 on-site car parking spaces would not increase the proposed traffic generation but assist in accommodating the existing parking demand currently accommodated on-street. Therefore, the proposed increase in car parking spaces would not be expected to increase traffic on the surrounding road network.

Design Review

The additional parking layout will be designed in accordance with the requirements of the Australian Standard for Off Street Car Parking (AS2890.1:2004 and AS2890.6:2009). The additional 32 car parking spaces are consistent with what has been approved for the remaining undercroft car park. A detailed parking design review is to be undertaken by TTW.

In conclusion, the proposed modification to include an additional 32 parking spaces on site would not adversely impact the surrounding traffic conditions but rather assist in alleviating the existing demand for on street parking.

I trust this provides the information you require. Should you have any questions or require any further information, please do not hesitate to contact me on (02) 8448 1800.

Yours sincerely

GTA CONSULTANTS

Karen McNatty
Associate Director