

REF: N144845

DATE: 1 April 2021

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

Attention: Ms Kylie Manson

Dear Kylie

**RE: WAGGA WAGGA BASE HOSPITAL STAGE 3 REDEVELOPMENT (SSD 9033) –
MODIFICATION TO CAR PARKING PROVISION TRAFFIC STATEMENT**

Background and Proposal

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

This modification proposes amendments to the car parking available in the forecourt carpark (CP4) and the eastern car park (CP13) at the end of the Wagga Wagga Hospital Redevelopment Stage 3 project. This modification also seeks to modify CP7 and CP9, to correct errors on the Architectural Plans (following a reconciliation of parking carried out by Health Infrastructure) and to reflect the parking supply available within those car parks.

These amendments will streamline and simplify the scope of the Stage 3 external works in order to complete the current Stage 3 construction contract to meet the proposed opening date and operational requirements of the MLHD.

The car parking in both CP4 and CP13 will be further amended and expanded under the Wagga Wagga Hospital Car Park project which is currently under assessment by Wagga Wagga City Council (WWCC).

As noted in the Transport Impact Assessment¹ prepared for SSD9033, the Stage 3 project required 95 additional spaces that could not be accommodated by the existing off-street and on-street parking facilities.

As part of the existing approval, a total of 137 car parking spaces were to be delivered at completion of the Stage 3 project (100 under SSD9033, plus 32 under Mod 2 basement extension plus 5 under Mod 4 generator relocation) to bring the total hospital car parking supply up to 577 car parking spaces.

¹ Wagga Wagga Base Hospital (WWBH), Schematic Development Transport Impact Assessment, prepared by GTA Consultants dated 3 October 2018.

A summary of the number of car parking spaces approved as part of the Stage 3 project and the modifications forming part of this application is provided in Table 1.

Table 1: Proposed modification to existing Stage 3 approval

Car Park	Car parking on site prior to WWBH Stage 3 Redevelopment Project	Required under SSD9033	Required under SSD9033 Mod 2 basement extension	Required under SSD9033 Mod 4 generator relocation	This modification
CP1	138	154	154	154	154
CP2	96	96	96	96	96
CP3	35	35	35	35	35
CP4	42	31	31	39	42
CP5	14	14	14	14	14
CP6	6	6	6	6	6
CP7	15	15	15	15	8
CP8	15	15	15	15	15
CP9	13	13	13	13	24
CP10	45	45	45	45	45
CP11	8	27	27	24	24
CP12	13	13	13	13	13
CP13	0	36	36	36	0
CP14	0	40	72	72	72
Total	440	540	572	577	548
Proposed increase	-	+100	+132	+137	+108
Required increase	-	+95	+95	+95	+95

Source: MOD 5 Spreadsheet, Savills dated 25 March 2021

In summary, this modification application seeks approval to provide a total of 108 additional spaces at the completion of the Stage 3 project.

Parking Impact Appraisal

As mentioned, the Stage 3 project required 95 additional spaces that could not be accommodated by the existing off-street and on-street parking facilities. As such, the 108 car parking spaces proposed to be provided at the completion of the Stage 3 project will therefore meet the anticipated increase in parking demand associated with Stage 3 and is considered acceptable.

Traffic Impact Appraisal

The Transport Impact Assessment² prepared to support the WWBH Car Park project which included consideration of 132 spaces approved as part of Mod 2 of the Stage 3 project confirmed all key intersections surrounding the hospital are expected to continue operating satisfactorily in the 2031 modelling future design year. As the project will now only provide 108 car parking spaces at the

² Wagga Wagga Base Hospital Car Park, Transport Impact Assessment dated 4 November 2020.

completion of the Stage 3 redevelopment, this will naturally have a lesser traffic impact on the surrounding road network than the modelling results presented in the Transport Impact Assessment for the WWBH Car Park project.

In summary, the reduction of car parking spaces as part of this proposed modification from what was previously approved for Stage 3 will not result in any adverse impact to the proposed traffic operating conditions.

Design Review

The proposed modifications have been reviewed and are considered in accordance with the requirements of the Australian Standard for Off Street Car Parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2009).

In conclusion, the proposed modifications to provide 108 car parking spaces at the completion of the WWBH Stage 3 project is considered acceptable.

I trust the above provides the necessary information. 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
Director