

17 May 2021

17593

Mr Jim Betts
Secretary
NSW Department of Planning, Industry and Environment
12 Darcy Street
PARRAMATTA NSW 2150

Attention: David Gibson

Dear Mr Betts,

Wagga Wagga Hospital Redevelopment - Stage 3 – Modification 5 (SSD-9033-Mod-5) Request for additional information

This response has been prepared by Ethos Urban on behalf of Health Infrastructure NSW (Health Infrastructure) regarding your letter dated 6 May 2021 seeking additional information regarding the above modification application. A response to your queries is provided in the table below.

Amended Architectural Plans are provided at **Appendix A** that includes design amendments made in accordance with Clause 55 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) for which approval is now sought.

Table 1 Request for Information Responses

Request	Response
Table 3 in the modification report identifies 14 car spaces available within Carpark 5, however it appears from aerial photography of the site that only 11 spaces have been provided.	A detailed reconciliation of car parking has been carried out across the campus and amendments have been made to the Architectural Plans that are provided at Appendix A , Refer to Table 2 below for changes to parking to reflect the on-site parking supply.
the modification proposes to include 24 spaces located in Carpark 9, but it is unclear where these will be located from the amended site plan and aerial photography of the site.	
the modification proposes to include eight car spaces located in Carpark 7, but it is unclear where these will be provided. The amended site plan is to be updated to show the stated eight available spaces.	
the current layout of Carpark 3 is to be shown on the amended site plan (including the seven available parallel spaces on Doris Roy Lane, motorcycle parking and yellow hatched areas within CP3 where car parking is no longer available).	

Table 2 Parking Analysis

	Existing Car Parking on site prior to Stage 3 Project	Required under SSD9033 2018	Required under SSD9033 Mod 2 Basement Extension	Required under SSD9033 Mod4 Generator Relocation	Proposed under SSD9033 Mod 5 - car space count at end of Stage 3 Project	After DPIE queries
CP1	138	154	154	154	154	154
CP2	96	96	96	96	96	97
CP3	35	35	35	35	35	30 (plus 5 x motorcycle spaces)

	Existing Car Parking on site prior to Stage 3 Project	Required under SSD9033 2018	Required under SSD9033 Mod 2 Basement Extension	Required under SSD9033 Mod4 Generator Relocation	Proposed under SSD9033 Mod 5 - car space count at end of Stage 3 Project	After DPIE queries
CP4	42	31	31	39	42	42
CP5	14	14	14	14	14	11
CP6	6	6	6	6	6	6
CP7	15	15	15	15	8	8
CP8	15	15	15	15	15	15
CP9	13	13	13	13	24	24
CP10	45	45	45	45	45	45
CP11	8	27	27	24	24	24
CP12	13	13	13	13	13	13
CP13	-	36	36	36	-	-
CP14 (basement)	-	40	72	72	72	72
Revised Total	440	540	572	577	548	541
Numbers + / -		100	32	5	-29	-7
Cumulative		100	132	137	108	101

Car Parking

The parking demand for the Stage 3 development was established under the Parking Demand Analysis (as submitted with the original SSD 9033). The demand study required an additional 95 car parking spaces be provided to address the increase in additional staff and bed numbers resulting from the Stage 3 works.

Since the approval of SSD9033, subsequent modifications have been made to the approval as outlined in **Table 2** above. The requirement for 95 parking spaces continues to be achieved notwithstanding the modifications proposed under this application and 101 parking spaces will be delivered.

Accordingly, the following changes are sought to the conditions to reflect the amended Architectural Plans:

Architectural Plans prepared by Jacobs			
Drawing Number	Revision	Name of Plan	Date
IA172202-ACB-RB-DRG-0100	P 10	Site Plan – Proposed	28/04/2020 12/05/2021
IA172202-ACB-RB-DRG-0110	4	SITE PLAN - CARPARKING - CP4	12/05/2021

Conclusion

We trust that this information is sufficient to enable a prompt assessment of the proposed modification request. Should you have any questions, please feel free to contact me on 0411047448 or cmcgillick@ethosurban.com.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. McGillick', written in a cursive style.

Chris McGillick
Principal, Planning