

TEST OF ADEQUACY

Additional Information



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	Project	Wagga Wagga Base Hospital Redevelopment (MP 11_0087)	00	First Draft	24.10.2011	Capital Insight Rice Daubney Sinclair Knight Merz
	Project Status	For Approval	01	Issue to DP&I	01.11.2011	
	EA Director	Alf Lester				
	Checked by	AL				
	Date Issued	01.11.2011				
	Issue Type	For Minister's Determination				
	Proponent	NSW GOVERNMENT HEALTH INFRASTRUCTURE NSWHEALTH				

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1.0 INTRODUCTION

In September 2011, NSW Health Infrastructure (HI) lodged a Project Application for the Wagga Wagga Base Hospital Redevelopment (MP 11_0087) under Part 3A of the Environmental Planning and Assessment Act 1979.

The Project Application sought consent for Phase 1 of the redevelopment of the existing hospital, comprising approximately 4,763m² GFA of new accommodation for acute and non-acute mental health services, on-site car parking and a new road which replaces a portion of Lewis Drive (New Lewis Drive), referred to as Phase 1 Mental Health.

The Department of Planning and Infrastructure has reviewed the Project Application and considers it adequate for public exhibition subject to the provision of additional information as outlined in Section 2.0 of this document.

This document contains the additional information required to meet the Test of Adequacy as well as details changes to the development proposal which stem from discussions with Wagga Wagga City Council in relation to transport and accessibility.

This document has been prepared on behalf of HI as part of the Project Application and Environmental Assessment (MP 11_0087) under Part 3A of the Environmental Planning and Assessment Act 1979.

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2.0 SCHEDULE OF ADDITIONAL INFORMATION

Following review of the Project Application and Environmental Assessment, the Department of Planning and Infrastructure has determined that the Project Application is adequate for public exhibition subject to the provision of additional information as follows:

ISSUE	DESCRIPTION
SEPP 55 - Remediation of Land	An assessment will be required of the existing buildings on site which are to be demolished to determine hazardous waste issues, i.e. lead, asbestos, etc.
Transport & Accessibility Impacts	Assessment should include additional detail on provision of bicylce storage, disabled car parking areas, staging of the construction car park and new Lewis Drive and detail on pick up/drop off areas.
Public Domain	The EA identified that the Hospital redevelopment will require upgrading of essential services off site. This information should be detailed as part of the EA for information purposes and to assess need and benefit.
Architectural Plans	A site survey is required.

This section provides the additional information required to address the issues raised.

2.1 SEPP 55 - REMEDIATION OF LAND

The buildings required to be demolished to enable Phase 1 Mental Health to be constructed include:

- The residential properties 10 to 16 Yabtree Street (inclusive);
- Gissing House;
- The Mortuary; and
- The Schofield Centre.

Demolition of these buildings will be handled under State Environmental Planning Policy (Infrastructure) 2007 (ISEPP).

The assessment of hazardous waste will be undertaken separately to this Project Application as part of the Review of Environmental Factors under ISEPP.

Accordingly, the requirement to address SEPP 55 in relation to the demolition of the existing buildings on site falls outside the scope of this Project Application.

2.2 TRANSPORT AND ACCESSIBILITY IMPACTS

2.2.1 Bicycle Storage

The Project Application identified end-of-trip facilities for cyclists including male and female showers/change rooms and 12 lockers for hospital staff. It was noted that cycle racks could be incorporated into the landscape masterplan.

It has now been determined that the provision of bicycle storage within Phase 1 Mental Health (numbers and location) will be determined as part of the detailed design process prior to commencement of any works associated with construction of Phase 1 Mental Health.

2.2.2 Disabled Car Parking

The Project Application identified a total of eight disabled car parking spaces - five as part of the replacement car park (proposed under ISEPP) to be provided in front of the Old Hospital Building to the west of Lewis Drive, and three immediately adjacent the new Mental Health building.

Following amendments to the layout of the replacement car park, four disabled car parking spaces will now be provided with provision for a further three disabled car parking spaces if required.

The disabled car parking provision adjacent the new Mental Health building remains the same.

2.2.3 Staging of Construction Car Park and New Lewis Drive

The replacement car park, identified in the Project Application and proposed under ISEPP, will be constructed prior to commencement of any works associated with construction of Phase 1 Mental Health.

Completion of the replacement car park will provide a net gain of some 52 car parking spaces. Accordingly, there will be no loss of parking as a result of construction of Phase 1 Mental Health.

The Wagga Wagga City Council (WWCC) has acknowledged that the practicality of construction will not allow the opening of New Lewis Drive until completion of Phase 1 Mental Health.

Accordingly, during construction, access between Edward Street and Rawson Lane will be via Yabtree, Murray and Yathong Streets.

As identified in the Project Application, emergency vehicles will continue to access the hospital via Lewis Drive off Edward Street. Egress will be via Yabtree Street.

Accordingly, emergency access will not be impaired by construction of Phase 1 Mental Health.

2.2.4 Pick-up / Drop-off Areas

A drop-off zone is proposed at the northern end of the new Mental Health building comprising short-term car parking spaces.

The existing drop-off zone located at the main entrance of the existing hospital will be retained during construction and following completion of Phase 1 Mental Health.

2.3 PUBLIC DOMAIN

The Project Application identified that the existing natural gas service will require upsizing of pipe work to suit the requirements of Phase 1 Mental Health.

However, based on conversations with the gas utility provider, it has now been determined that sufficient gas pressures and capacities exist.

Accordingly, Phase 1 Mental Health requires no reinforcement works to the existing gas network.



FIGURE 01: Wagga Wagga Base Hospital Overall Site Survey

Source: Rivland Surveyors

2.4 ARCHITECTURAL PLANS

An overall site survey is shown in Figure 1 and provided at Appendix A. Appendix A also includes detailed survey information for multiple areas of the existing hospital.

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3.0 CHANGES TO DEVELOPMENT PROPOSAL

3.1 ON-SITE CAR PARKING

The Project Application identified a replacement car park (proposed under ISEPP) to be provided in front of the Old Hospital Building to the west of Lewis Drive. The car park was to provide 97 unallocated spaces, one allocated space and five disabled spaces. An additional 22 unallocated spaces were to be provided along the western kerb of Lewis Drive.

Following amendments to the layout of the replacement car park, the car park will now provide 135 unallocated spaces including four disabled spaces and 14 spaces previously proposed along the western kerb of Lewis Drive. This will provide a net gain of some 52 car parking spaces.

Refer to Figure 2 and Appendix B.

3.2 CONSTRUCTION WORKFORCE CAR PARKING

The Project Application identified the need for off-site car parking to cater for the expected peak construction workforce of 140 persons. It was noted that on-site parking would be fully utilised by hospital staff and visitors and would not be available for use by construction workers.

Three locations were proposed for off-site parking:

- Wagga Wagga Showgrounds;
- Former Mobil Fuel Depot at 110 Coleman Street; and
- Duke of Kent Oval.

It has since been determined that none of these sites are suitable - the showgrounds and oval do not have suitable all weather surfaces and the depot remains fallow.

However, it is understood that WWCC is developing a parking strategy along Brookong and Murray Streets, creating a central median strip with parallel parking either side and on each kerb side. This strategy will provide additional parking spaces which will accommodate the construction workforce.

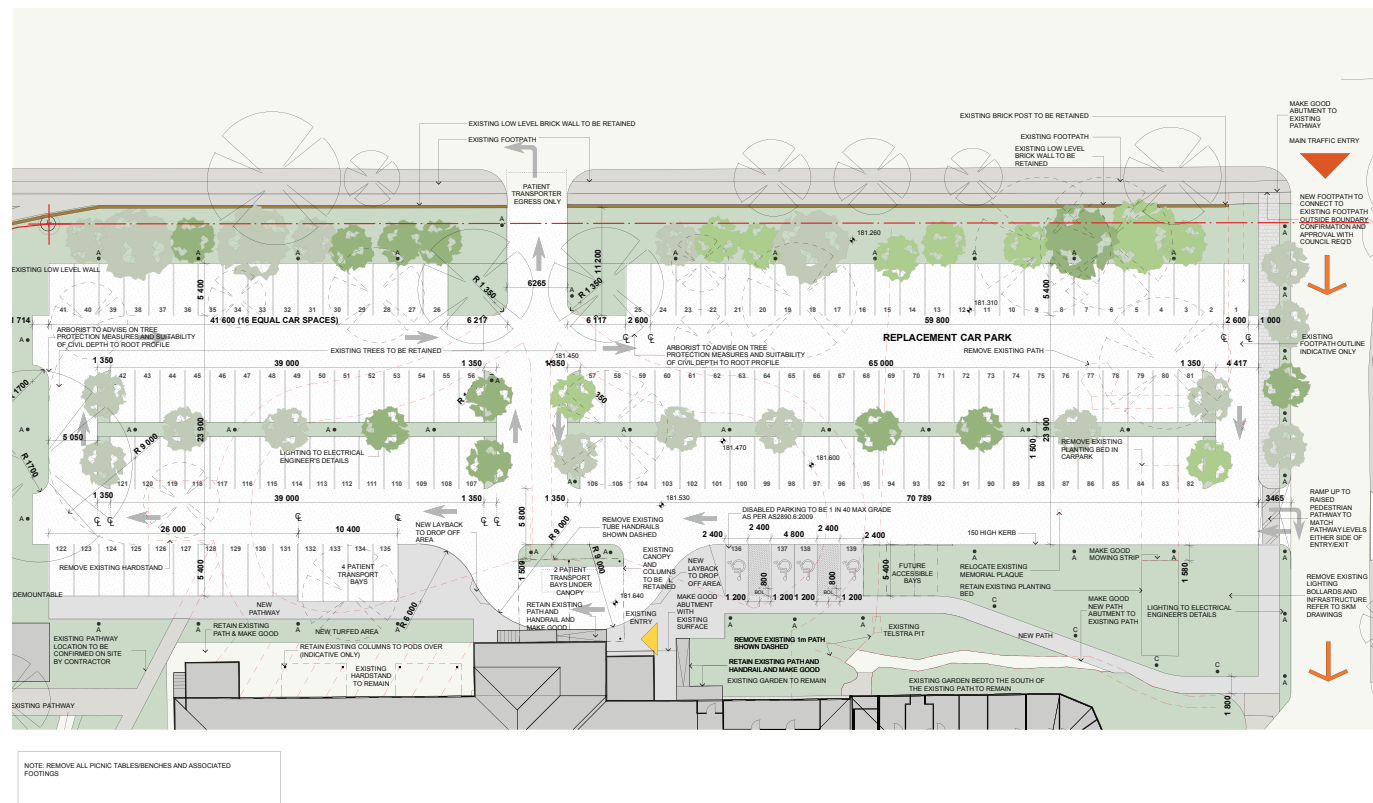


FIGURE 02: Replacement Car Park

Source: Rice Daubney

3.3 DIRECTION OF TRAFFIC FLOW ON NEW LEWIS DRIVE

The Project Application identified the direction of traffic flow on New Lewis Drive as two-way to provide for improved construction traffic circulation. It was intended that following construction New Lewis Drive would remain a two-way street.

However, following discussion with Council and ongoing design review, it has been determined that the direction of traffic flow on New Lewis Drive will be one-way south bound.

During construction New Lewis Drive will not be accessible to the public and will operate as two-way to enable construction traffic to navigate the site via a series of right-hand turns. Once construction is complete New Lewis Drive will be available for public use as a one-way street.

Refer to Figure 3.

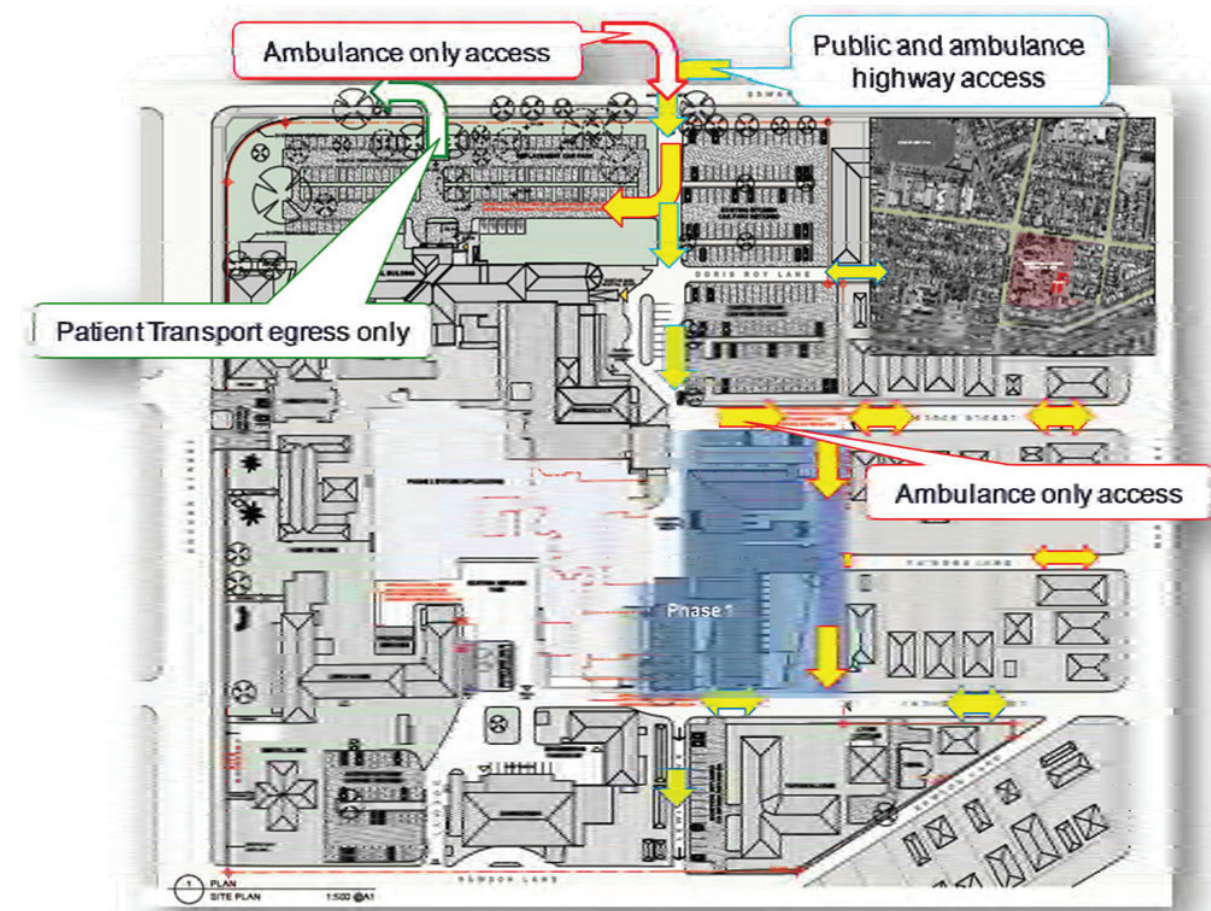


FIGURE 03: Proposed Phase 1 Traffic Circulation

Source: SKM

4.0 CONCLUSION

The responses set out in this document address the additional information required to meet the Test of Adequacy.

This document also details changes to the development proposal which stem from discussions with Wagga Wagga City Council in relation to transport and accessibility.

As part of this document a site survey is included (refer to Appendix A). Also included is a plan of the amended replacement car park (refer to Appendix B).

This document and associated appendices A-B, form the additional information required to meet the Test of Adequacy.

Accordingly, Health Infrastructure looks forward to the Minister's determination that the Project Application is adequate for public exhibition.

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5.0 SCHEDULE OF APPENDICES

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| A. | Site Survey
Prepared by Rivland Surveyors |
| B. | Replacement Car Park Plan
Prepared by Rice Daubney |
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