

3.0 THE PROJECT

3.1 INTRODUCTION

The Wagga Wagga Base Hospital Redevelopment Phase 1 (the Project) will provide a modern, contemporary health facility to meet changing clinical needs and expanded activities. Refer to Figure 11.

The overall concept plan provides a framework for the staged delivery of the proposed redevelopment to allow ongoing service provision from the existing hospital while new facilities are built. As stages are completed the relevant existing services will be decanted, allowing demolition of these buildings and the provision of new build and car parking in their place. The Project represents one of these stages. Further detail is provided in Section 4.2.

The Project will involve:

- The delivery of 4,763sqm GFA of new accommodation.
- A maximum height of three storeys.
- New development - mental health.
- New pedestrian routes.
- New pedestrian entry points.
- New car parking facilities.
- New internal roads.
- Integrated landscaping including softening of the street edges.

The CIV of the project is \$37,992,826 (refer to Appendix O).



Source: Rice Daubney

FIGURE 11: Wagga Wagga Base Hospital Phase 1 Mental Health

3.2 STAGING, ACCESS, PLANNING AND DESIGN

3.2.1 Staging

The Project comprises Phase 1. Phase 1 is shown in the context of the existing hospital, and subsequent project phases, in Figure 12.

3.2.2 Access

Currently, the main entrance to the Wagga Wagga Base Hospital is provided from Lewis Drive which is accessible from Edward Street. There are few way-finding measures and the building entrance is poorly defined. Car parking is similarly accessed via Lewis Drive with additional zones located randomly throughout the site. Pedestrian pathways exist but there are no logical routes.

The proposed access and car parking arrangements for the Project are shown in Figure 12 and described below. Access and car parking arrangements are also described in Section 4.4.

Vehicular Access

Lewis Drive

The one-way access from Edward Street to the main entry and the Emergency Department of the existing hospital on Lewis Drive will be maintained.

The central portion of Lewis Drive will be removed between Yabtree and Yathong Streets to accommodate the Mental Health Building over this portion of the existing road. This will result in the separation of Lewis Drive into two sections and the provision of a new road:

- Lewis Drive North, which will maintain one-way access from Edward Street south bound to Yabtree Street.

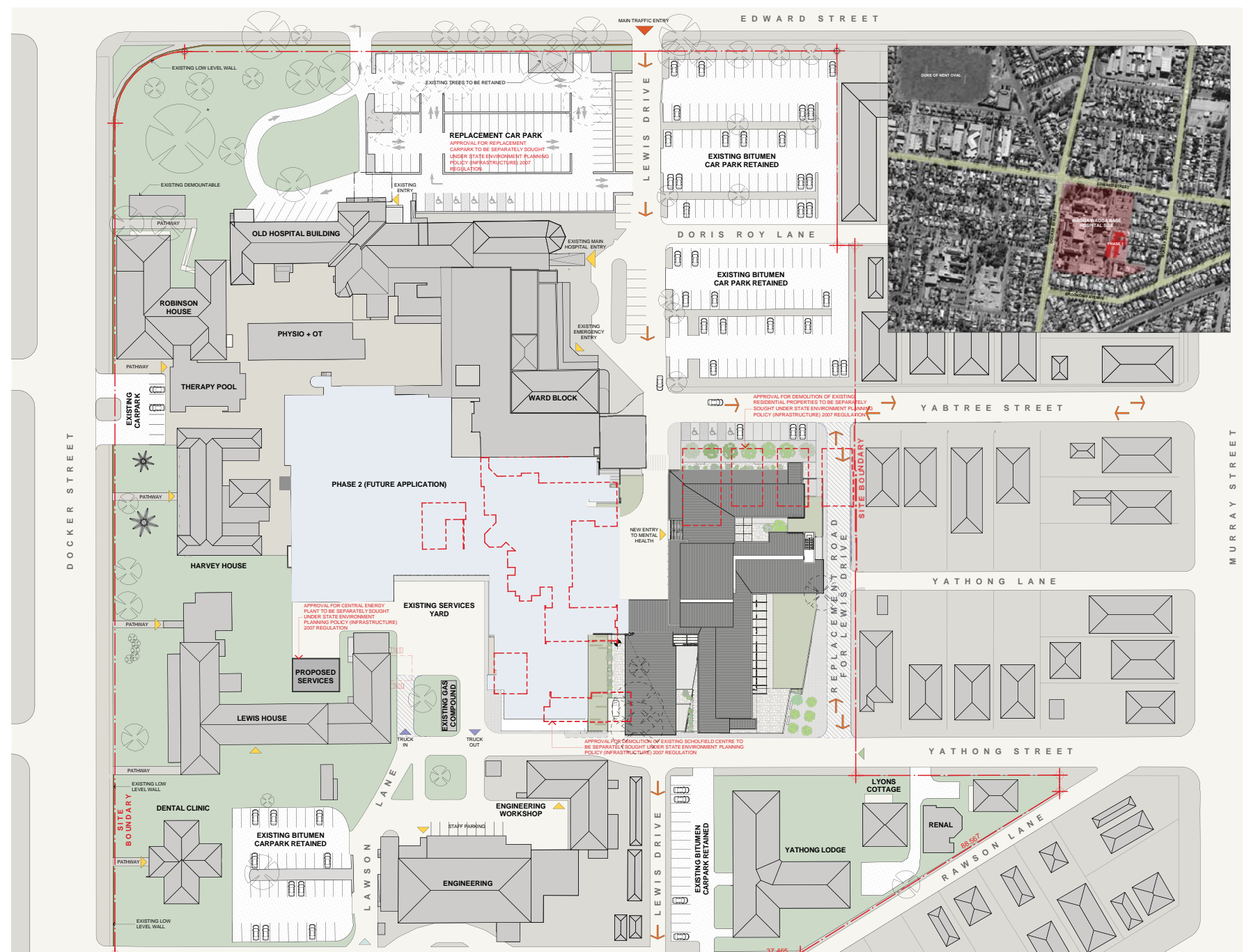


FIGURE 12: Phasing, Access and Car Parking Plan

Source: Rice Daubney

- Lewis Drive South, which will maintain the one-way southbound connection between Yathong Street and Brookong Avenue.
- New Road, which will be provided to the east of the Mental Health Building, with two-way access between Yabtree and Yathong Streets.

The redirection of traffic flow on both Yabtree Street and Lewis Drive is proposed as part of an Early Works package under the provisions of the State Environmental Planning Policy (Infrastructure) 2007 (ISEPP).

Emergency and Service Vehicle Access / Egress

Emergency vehicles are provided with one-way access from Edward Street onto Lewis Drive North to the ambulance bay. Egress is available via Yabtree or Yathong Streets.

Existing access/egress for service vehicles is provided via Yathong Street, off Murray Street.

Pedestrian and Cycle Access

Primary pedestrian routes are provided from Edward and Lewis Streets with entry to facilities located along these routes.

Parking

The overall concept plan provides for a significant expansion of on-site car parking with some 496 spaces, consistent with providing for future staff and patient on-site parking demand and reducing on-street parking needs. A replacement car park is proposed as part of an Early Works package under the provisions of the ISEPP. The replacement car park will provide an additional 97 unallocated spaces, one allocated space and five disabled spaces. Parking areas are generally located around the periphery of the hospital site, with access from Lewis Drive, Docker Street and Yathong Street.

Car parking arrangements for the Project are shown in Figure 12, p. 20 and further detail is provided in Section 4.4.2.