

2.0 SITE ANALYSIS

2.1 REGIONAL CONTEXT

Wagga Wagga is a major commercial centre with a population of nearly 60,000 located within the greater southern region of New South Wales.

Topographically Wagga Wagga is located at the eastern end of the Riverina region where the slopes of the Great Dividing Range flatten and form the Riverina plain.

Wagga Wagga Base Hospital is one of three primary medical facilities within the MLHN which serves four centres of population: Albury, Deniliquin, Griffith, and Wagga Wagga, together with 28 Local Government Areas. The MLHN area contains a population in the order of 238,000 (2006) with a projected population for 2016 of approximately 245,000 people.

Refer to Figures 3 and 4.

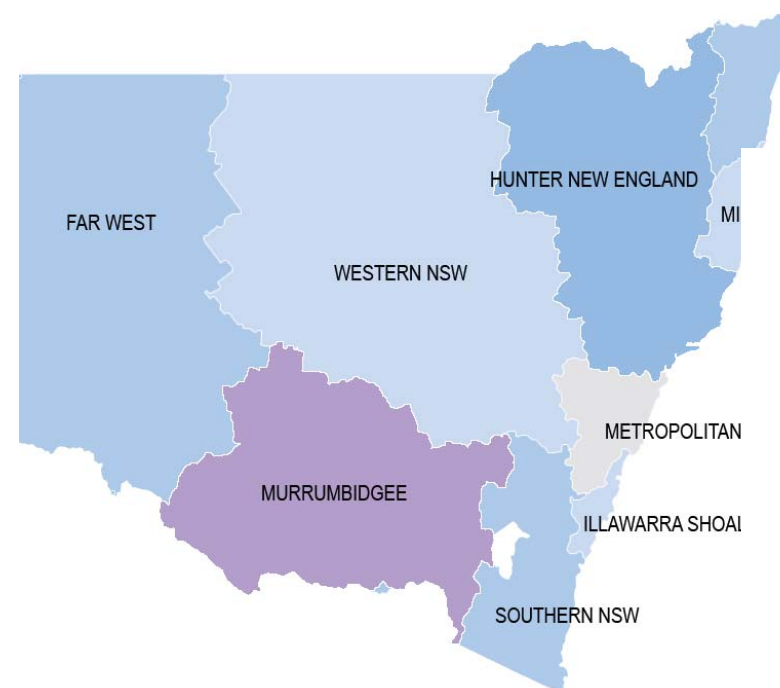


FIGURE 03: New South Wales Local Health Networks



FIGURE 04: Murrumbidgee Local Health Network

2.2 LOCAL CONTEXT

The core elements of the local context are as below.

Environmental

- Murrumbidgee River, Wollundry Lagoon and associated open space.

Movement

- Good rail and road connections via the Sydney-Melbourne railway line, and Sturt, Olympic and Hume Highways.

Land use

- Business, commercial and retail uses are concentrated in the CBD core.
- Major industrial areas exist to the north in the suburb of Bomen.
- Residential growth is primarily on higher ground to the south, however the suburb of North Wagga Wagga is located north of the Murrumbidgee River.
- Educational services including Charles Sturt University to the north in the suburb of Estella, and the Riverina Institute of TAFE.
- Defence Force services including the RAAF Base and Army Recruitment Training Facility are located to the east and south west respectively.



FIGURE 05: Local Context



Town centre



Baylis Street



Cultural precinct

2.3 WAGGA WAGGA CBD

The Wagga Wagga CBD is relatively flat, and is located on the southern bank of the Murrumbidgee River, protected by a levee from potential flooding. The CBD is approximately 2km from Wagga Wagga Base Hospital with good access via bus or taxi. Walking time from the CBD is approximately 20-25 minutes. The main vehicular access from the CBD is via Edward Street.

The key attributes of the Wagga Wagga CBD are as follows:

- Location within the commercial and recreational grid bounded by Best and Tarcutta Streets, the Sturt Highway and the Murrumbidgee River.
- Main shopping street, Baylis Street which becomes Fitzmaurice Street at the northern end.
- Proximity to Wollundry Lagoon which provides a water focus for the city centre.
- Proximity to the cultural precinct on the banks of Wollundry Lagoon.
- Accessibility via a dedicated local bus service.

Refer to Figure 5, p. 8.

2.4 WAGGA WAGGA BASE HOSPITAL

Wagga Wagga Base Hospital is located within a health precinct which includes Calvary Hospital and an extensive array of private clinics and doctors' surgeries located within 'residential' properties.

The site is surrounded by a wide variety of land uses which are predominately residential but also include ovals to the north west; primary schools, high schools, and the Riverina TAFE to the east; and showgrounds to the south.

The site is within reasonable proximity to the Wagga Wagga CBD and within walking distance of the Wagga Wagga Railway Station and Bus and Coach Terminal. The site is accessible from both the Sturt and Olympic Highways, and the Main Southern Railway. The site offers transport connections to major shopping complexes, offices, educational facilities, open space and residential areas.

Refer to Figure 5, p. 8.



Main Building



Heritage Motor Inn to the east of site



Lewis House, Community Health



Sandwich Bar to the south of site



Harvey House, UNSW School of Rural Health



Residential property near to site



2.5 ZONING

Under the Wagga Wagga Local Environmental Plan 2010, the Project site occupies an area primarily zoned SP2 Infrastructure (Hospital) and part zoned R3 Medium Density Residential. Health services facilities (including hospitals) in the R3 zone are permissible with consent.

Surrounding land uses include:

- B3 Commercial Core
- R1 General Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- SP2 Infrastructure (Road)

Refer to Figure 6.

FIGURE 06: Zoning

Source: Wagga Wagga City Council

2.6 LAND OWNERSHIP

The lands on which the overall concept plan is located are owned by the Wagga Wagga Base Hospital or the Health Administration Corporation of NSW Health and include:

- DP 659184
- Lots 1-2 DP 456751
- Lot 1 DP 668972
- Lots 27-31 DP 7850
- Lots 1-4 DP 13345 Section A
- Lots 2-3 and 12-15 DP 13345 Section B
- Lots 1-6 DP 13345 Section C

Refer to Figure 7.

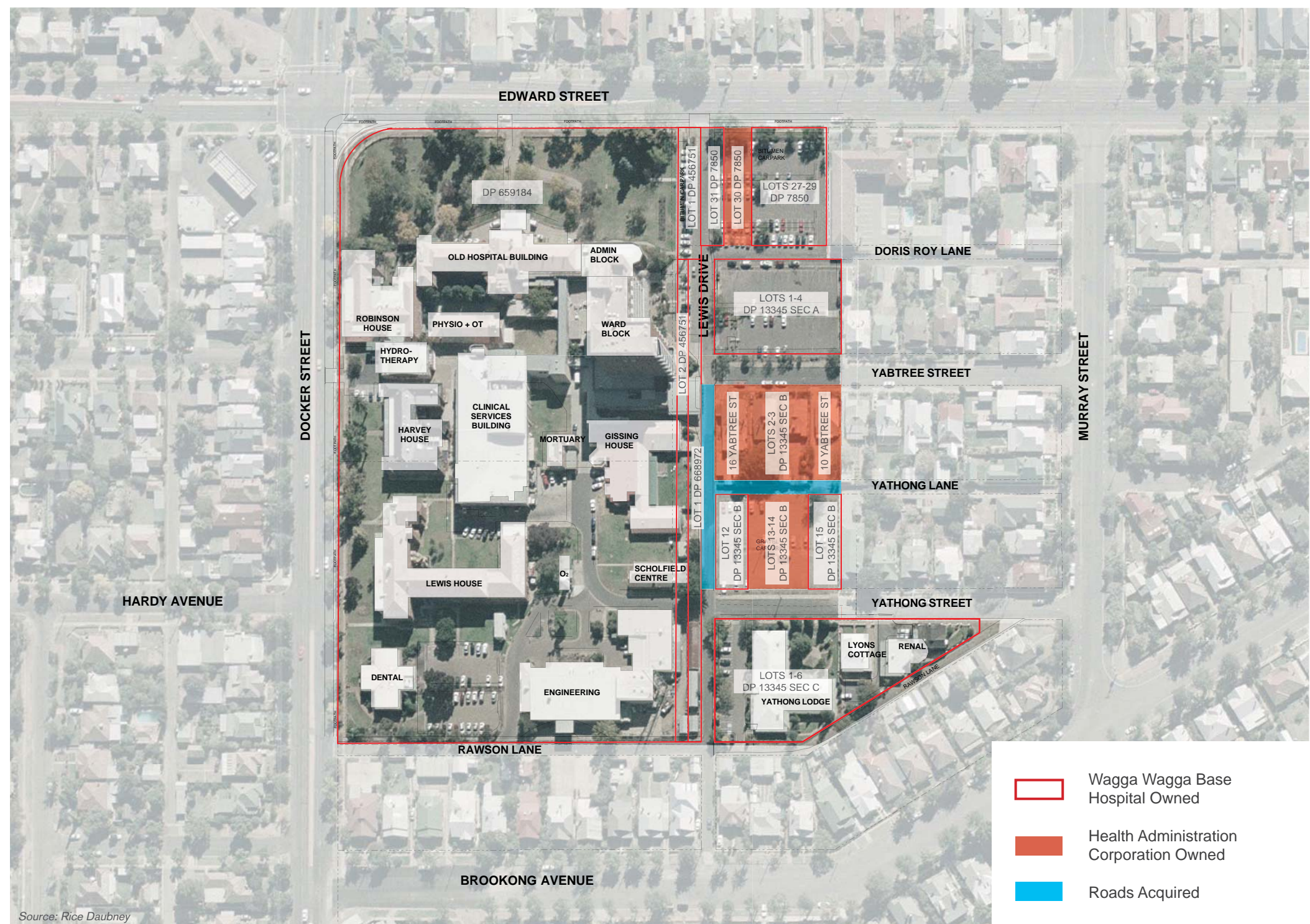


FIGURE 07: Land Ownership



FIGURE 08: Roads and Properties Acquired

2.6.1 Road Acquisition

The new Mental Health Building required the acquisition of a portion of Lewis Drive and Yathong Lane, as shown in Figure 8. A Heads of Agreement between the Health Administration Corporation and Wagga Wagga City Council was signed on 22 July 2011. This agreement transfers ownership of the said roads to HAC and requires that HAC provide a replacement road as part of the Project.

2.6.2 Property Acquisition

The new Mental Health Building also required the acquisition of four residential properties between Yabtree Street and Yathong Lane, as shown in Figure 8. All four properties have been acquired by NSW Health.

2.7 TOPOGRAPHY

The existing Wagga Wagga Base Hospital site is generally flat with a gentle fall from south to north. There is a gradual fall from Lewis Drive to Docker Street resulting in a diagonal fall across the site of approximately 3.6m.

2.8 CONTAMINATION

Laboratory testing of selected soil samples from the existing Wagga Wagga Base Hospital site confirmed a generally alkaline pH soil which indicates that the soil is unlikely to be aggressive to steel structures. However the soil was found to contain high levels of sulphate which indicates that the soil will be moderately to mildly aggressive towards concrete.

Groundwater contamination is unlikely as testing indicates that the soil is considered non-saline. However, Wagga Wagga City Council has introduced its *'Urban Salinity Management Plan 2008-2013'* to which the Project will adhere. Further details are provided at Appendix J.

2.9 FLOODING

A Flood Impact Assessment (included at Appendix E) found that flooding of the Wagga Wagga Base Hospital site is likely only in the event that the Murrumbidgee River overtops the Main City Levee. However inundation would be possible in overland flow events not associated with riverine flooding or levee overtopping.

The Project has been designed to ensure that the built form is sited above the appropriate Flood Planning Level (FPL) and recommendations stemming from the Flood Impact Assessment have been followed, such as locating critical services at a high point of the site, to mitigate any effects that flooding may have.

Findings from the Flood Impact Assessment are described in detail in Section 4.9.3.

2.10 LANDSCAPE AND OPEN SPACE

Open space within the vicinity of the Wagga Wagga Base Hospital includes local parks, ovals, showgrounds and the cultural precinct on the banks of Wollundry Lagoon.

The landscape of the Wagga Wagga Base Hospital site has developed over time. Formal landscaping once occupied the site providing a visual buffer from adjacent major roads. This has been lost over time for safety reasons following arborist inspections and the landscaping is now characterised by grassed areas with scattered trees fronting Edward and Docker Streets.

A Landscape Masterplan for the project is provided in Section 3.4. and Appendix D.



Landscaping to the north of site prior to tree removal in accordance with the Arborist Report



Public open space within the hospital site



FIGURE 09: Transport and Traffic Access Conditions

2.11 ACCESS

The access conditions relevant to the Project site are illustrated in Figure 9 and described below.

2.11.1 Road

The existing Wagga Wagga Base Hospital site has good access to the arterial road system including the Sturt, Olympic and Hume Highways. The main vehicular access to the CBD is via Edward Street which forms part of the Sturt Highway while Docker Street provides connections to the north and south of the hospital.

The existing hospital site is bound by Edward Street to the north, Rawson Lane to the south, Lewis Drive to the east and Docker Street to west.

2.11.2 Rail

The existing Wagga Wagga Base Hospital site is located approximately 1.5km east of the Railway Station and Bus and Coach Terminal which offers good rail connections via the Sydney-Melbourne railway line.

2.11.3 Public Transport

The existing Wagga Wagga Base Hospital site is accessed via three local bus services. These routes provide transport to the hospital, operating from the CBD and stopping near to the corner of Edward Street and Lewis Drive.

The CBD is also accessible by taxi which can be ordered via a dedicated phone line.

2.11.4 Pedestrian

The existing Wagga Wagga Base Hospital site is in reasonable proximity to the Wagga Wagga CBD, with a walking time of approximately 20-25 minutes, and within walking distance of the Wagga Wagga Railway Station and Bus and Coach Terminal. The design of the Project provides for efficient pedestrian routes within the redeveloped hospital site to access facilities within the health precinct.

2.11.5 Cycle

The *‘Wagga Wagga Integrated Movement Plan’* (Wagga Wagga City Council and URaP-TTW, 2008) identifies Docker and Murray Streets as cycle routes. To encourage cycling the overall concept plan provides for bicycle storage facilities and access to cycle routes. Given the relatively small scale of the Phase 1 works, the provision of hospital-wide cycling facilities is not appropriate. It is recommended that a cycling strategy be integrated as part of subsequent project phases.

2.11.6 Car Parking

The existing Wagga Wagga Base Hospital site has significant on- and off-site car parking. The existing hospital site currently supports 304 car spaces with some further 275 spaces on-street.

The overall concept plan provides for a significant expansion of on-site car parking, consistent with providing for future staff and patient on-site parking demand and reducing on-street parking needs. Refer to Section 4.4.2 for car parking requirements of the Project.

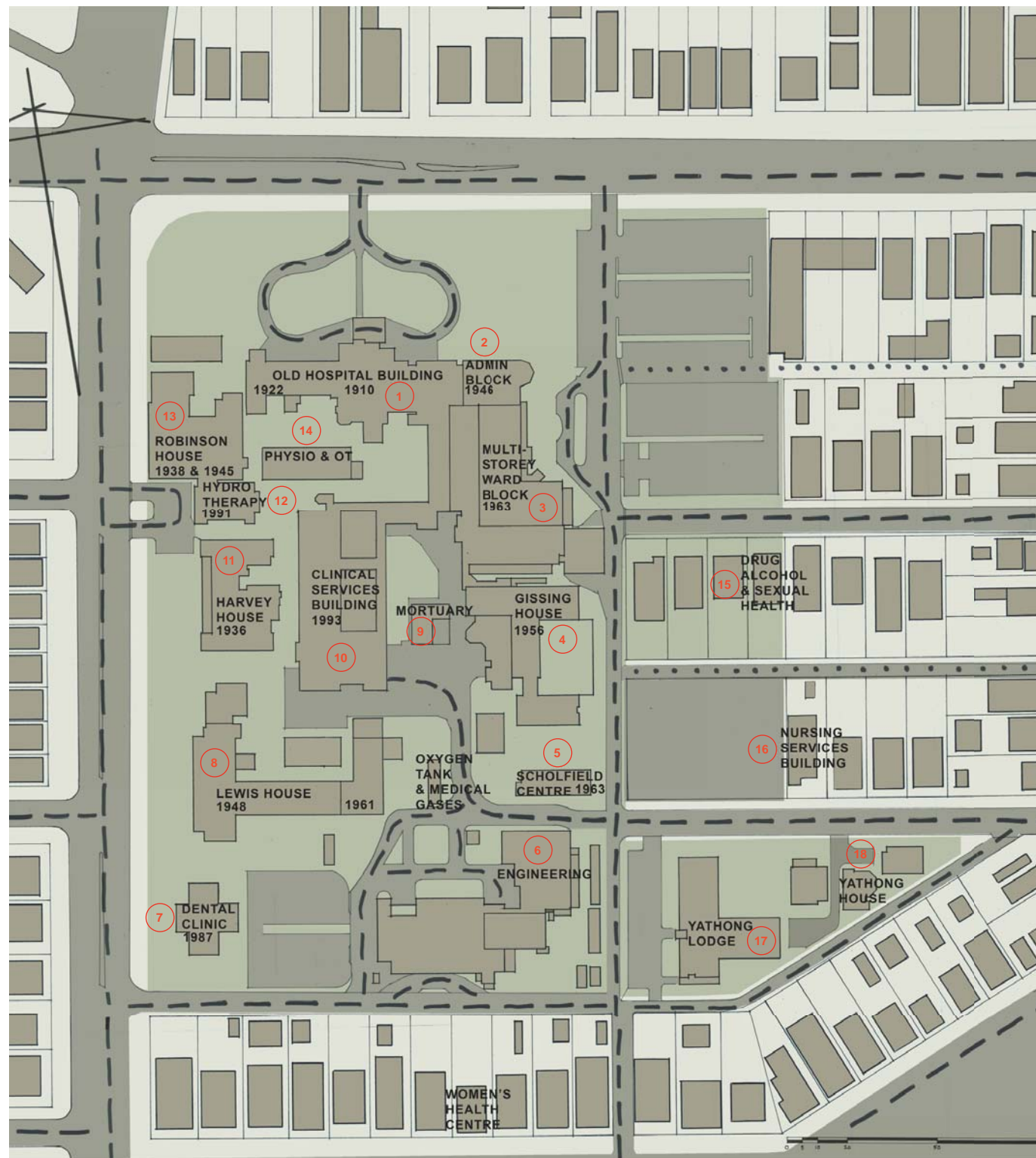


FIGURE 10: Wagga Wagga Base Hospital Existing Buildings

Source: Rice Daubney

2.12 EXISTING DEVELOPMENT

2.12.1 Wagga Wagga Base Hospital

The existing hospital currently houses a wide range of building types, styles and sizes dating from 1910 to more recent developments in the 1990s. The latest development on the hospital site is a four-chair expansion of the Renal department (Yathong House) which was completed in mid-November 2010.

Refer to Figure 10 and Table 1.

No.	Building	Condition
1	Old Hospital Building	1910 & 1922, Local Heritage, Poor
2	Admin Block	1946, Reasonable
3	Multi-Storey Ward Block	1963, Local Heritage, Reasonable
4	Gissing House	1956, Reasonable
5	Scholfield Centre	1963, Reasonable
6	Engineering/Stores	Circa 1980s, Reasonable
7	Dental Clinic	Circa 1980's, Reasonable
8	Lewis House	1948, Poor
9	Mortuary	Circa 1940s and 1980s, Reasonable
10	Clinical Services Building	1993, Good
11	Harvey House (UNSW Rural Clinical School)	1936, Good
12	Hydrotherapy	1991, Reasonable
13	Robinson House	1938 & 1945, Reasonable
14	Physio & OT	1940s, Reasonable
15	Drug, Alcohol & Sexual Health	1920s, Reasonable
16	Nursing Services Building	
17	Yathong Lodge	1990's, Good
18	Yathong House	1940's & 2010, Good

TABLE 01: Wagga Wagga Base Hospital Buildings

2.12.2 Surrounding Existing Development

The buildings on Edward and Docker Streets surrounding the existing hospital are low scale residential bungalows typically of red brick construction with pitched roofs of clay tile or sheet metal material. Eaves are timber construction often panelised vertically or horizontally. Porches are formed by overhanging roofs supported on columns providing weather protection often at the fronts of many houses.

Rawson Lane has a different feel with the hospital buildings to the north and residences to the south. Since the residential buildings have their street frontage to Brookong Avenue the frontages to Rawson Lane contain numerous garages and metal sheet fencing. Many of the residential properties have been converted to medical buildings and the rear of the properties converted to car parks accessed from Rawson Lane.

The northern edge of Rawson Lane is a mix of car park and single and double storey structures including the existing hospital delivery dock with a double height canopy.

To the east of the hospital site is the Motor Inn on Edward Street, a two storey brick building with small window openings facing the current hospital car park. Residential properties bound the eastern edge of the hospital, some converted to medical uses. These properties have frontages onto the neighbouring streets of Yabtree Street, Yathong Lane and Yathong Street with minimal openings to the west toward the hospital site.

2.13 BUILDING HEIGHT

The majority of existing buildings on the Wagga Wagga Base Hospital site are between one and three storeys in height. The existing Main Building is significantly higher at eight storeys. The buildings within the surrounding health precinct are predominately single storey residences, a considerable number of which have been converted to provide consulting facilities.

The Project has been designed with a built form of three storeys which reflects the scale of the surrounding residential areas. Refer to Section 3.



Typical residential surrounding site



Typical Rawson Lane edge



Motor Inn east of site