

APPENDICES **A - G**

(Please refer to main document for Appendix H)

- A.** NSW Heritage Council Submission **B.** NSW Roads and Maritime Services Submission
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APPENDIX **A**

NSW Heritage Council Submission





Contact: Rajeev Maini
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B no.: B582182
Barcode no.: PCU028889
HOD no.:
File: 11/16220
Your reference

Mr Alan Bright
Acting Director
Metropolitan and Regional Projects South
GPO 39
SYDNEY NSW 2001

ATTN: Mr Chris King

Dear Mr Bright,

Re: Exhibition of Environmental Assessment – Project Application for Stage 1 & 1A of the Redevelopment of Wagga Wagga Base Hospital, Edward Street, Wagga Wagga (MP11_0087).

I refer to your letter dated 5 December 2011 received by the Heritage Branch on 9 December 2011 referring Major Project 11_0087 for Wagga Wagga Base Hospital redevelopment involving demolition of Gissing House and Old Mortuary Building.

It is noted that the subject property is listed on the Local Environmental Plan, not on the State Heritage Register. The information submitted with the application also indicates that the potential for historical and Aboriginal archaeological relics to be found within the development area is low.

The Statement of Heritage Impacts states that *This work is in accordance with the Master Plan assessed by Heritage Assessment December 2010 and reinforces significance by continuing the tradition of providing health services on this site. The demolition of Gissing House and the Old Mortuary will have an acceptable level of impact because they are modest building that have been extensively altered. Their social significance is perpetuated in the provision of improved services and can be interpreted in other ways. The New Mental Health Building will have a positive impact with regard to the new services that will be provided, a minimal and acceptable impact on the significance of existing buildings and a minimal and manageable impact on the nearby Conservation Area.*

The continued use of the subject site for a public hospital is considered to be an important part of its heritage significance and is therefore, supported. The retention of significant parts of the Hospital is also considered to be a positive element of the proposed development. Although retention of the two heritage buildings is desirable in view of their heritage significance, the above aspects of the proposed development are likely to mitigate the adverse impacts to some extent. In addition to this it is considered that the applicant should be required to carry out the following by way of conditions of consent:


1. Archival recording before, during and after completion of the proposed works;
2. Relocation of moveable heritage items to other public parts of the hospital site to assist with interpretation of the demolished and altered areas;
3. Preparation and implementation of an interpretation strategy prior to the issue of occupation certificate for the proposed development;
4. Implementation of a naming policy commemorating those associated with the hospital;



5. If any significant archaeological relic is found the work must cease immediately and Heritage Branch, Office of Environment and Heritage must be consulted. A separate approval under the Heritage may be required under those circumstances;
6. If any significant Aboriginal relic is found the work must cease immediately and relevant consent authority must be consulted. A separate approval may be required under those circumstances.

If you have any query in this regard, please contact Rajeev Maini on (02) 98738592.

Yours sincerely



01/02/2012

Vincent Sicari
Manager, Conservation Team
Heritage Branch,
Office of Environment and Heritage
AS DELEGATE OF THE NSW HERITAGE COUNCIL

APPENDIX **B**

NSW Roads and Maritime Services Submission



CR2011/000741
SF2011/002256
MM

13 February 2012

The Manager
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Chris King

**MP11_0087 – PROPOSED REDEVELOPMENT OF WAGGA WAGGA BASE HOSPITAL –
STAGE 1A, EDWARD STREET, WAGGA WAGGA.**

I refer to your correspondence regarding the subject Development Application which was referred to the Roads and Traffic Authority now Roads and Maritime Services (RMS) for assessment and comment.

Following discussions with representatives from NSW Health Infrastructure on 9 February 2011 the proposed phasing of the redevelopment of the Wagga Wagga Base Hospital Project has been clarified. It is understood that the works proposed in the current Project Application is for Phase 1 (being stage 1A of Stage 1) which is for the Mental Health Building only. This application also includes the proposed roadway between Yathong and Yabtree Streets. Concurrently with Phase 1 is works for the construction of the proposed carpark along the Edward Street (Sturt Highway) frontage of the hospital site considered under the provisions of the State Environmental Planning Policy (Infrastructure). It has been clarified that the further stages for the redevelopment of the hospital will be subject to further applications.

From the information available it appears that the development proposal for the subject stages is generally consistent with the concept plan for the redevelopment of the Wagga Wagga Base Hospital with the exception of the proposed carpark located along the Edward Street frontage of the subject site to the west of Lewis Drive. It is now understood that the Concept Plan has not yet been approved.

In relation to the existing road network the Wagga Wagga Base Hospital site has frontage to Edward Street which forms part of the Sturt Highway (HW14) and to Docker Street which forms part of the Wagga Wagga – Holbrook Road (MR 211) which are classified roads under the provisions of the Roads Act and to Yathong Street, Yabtree Street, Doris Roy Lane, Yathong Lane, Rawson Lane and Lewis Drive which are local roads.

As is the case for any development the redevelopment of the hospital facility needs to consider and address the needs of the traffic generated by the subject development and its impacts on the public road network. The Traffic and Parking Report prepared by SKM dated September 2011 indicates that access between the hospital site and Edward Street is to be restricted to left turn ingress only by the extension of the existing central median within the highway to the eastern boundary of the subject site and the retention of the existing one-way only south bound movement in Lewis Drive. An exemption to the right turn restriction is proposed for emergency

vehicles only by a “break in the median” and a Channelised Right Turn (CHR) treatment. This right turn provision for emergency vehicles only is supported subject to the treatment being designed and constructed to provide for sufficient storage for the anticipated queue lengths and appropriate signage to signpost the right turn access as being for emergency vehicles only. Representatives from NSW Health Infrastructure have advised that these works would be undertaken in the next stage of the redevelopment of the hospital. Given the scale of the current project proposal for the Mental Health facility RMS would not object to this.

As part of the overall plan for the redevelopment of the Base Hospital both the Wagga Wagga City Council and Roads and Maritime Services (RMS) have promoted the concept of the extension of the internal roadway network from Yabtree Street to Docker Street with the access driveway to Docker Street to align with the intersection of Docker Street and Hardy Avenue and the resulting 4 way intersection to be a signalised intersection. This internal roadway and intersection were included in the documentation for the concept proposal for the redevelopment of the hospital. The provision of this access to Docker Street and the potential benefits that it will provide for the functionality of the hospital and the surrounding road network need to be considered as part of the early stages of the redevelopment of the Wagga Wagga Base Hospital. This has been highlighted in previous submissions from the former RTA in respect to the redevelopment of the Hospital site.

Notwithstanding the provisions of Clause 101(2) of State Environmental Planning Policy (Infrastructure) the creation of the new access driveway to Docker Street which is a Classified Roads is considered to provide benefits for the wider community. Given that the roadway could be constructed as an internal road (with a 7m pavement) this roadway to Docker Street could be located between the existing Lewis House and Dental Building on the Docker Street frontage of the Hospital Site. The resulting roadway and signalised intersection would;

- provide for a safe and convenient access point for the hospital site via the existing arterial road network within Wagga Wagga,
- reduce the traffic burden on the surrounding residential precinct serviced by Brookong and Murray Streets rather than increase the impact as the current proposal will due to its reliance on access to Murray street,
- provide direct access between the Base Hospital and Calvary Hospital,
- provide for ease of access and egress from the site for larger service vehicles which would be accessing the service areas located to the southern side of the hospital buildings
- cater to the pedestrian demand across Docker Street due to the surrounding medical precinct and minimise the impact of traffic generated by the hospital on the adjoining residential precinct in Brookong and Murray Streets. This would also allow for the removal of the current pedestrian refuge within Docker Street which currently narrows the travel lanes in Docker Street.
- provide for ease of access to the majority of the residential areas within Wagga Wagga, provide an alternative access to the Central Business District of Wagga Wagga via Edward Street or Docker Street and Morgan /Forsyth Streets rather than the use of the Murray Street intersection with Edward Street.

Without the direction of traffic from the hospital sites towards Docker Street through the provision of the access driveway and intersection treatment with Docker Street, the increased traffic generation resulting from the redevelopment of the Hospital site will impact on Murray Street and Brookong Avenue and particularly on the intersections of Murray and Edward Streets and Docker Street and Brookong Avenue. These intersections will require appropriate assessment and treatment to safely manage the increased traffic levels. The intersection of Murray and Edward Street currently has a crash history. To further increase the volume of traffic through this intersection without appropriate intersection treatment will increase the potential for

serious incidences at this intersection. As indicated in the Traffic and Parking Report options for the treatment of the crash history at this intersection include the construction of a median across the intersection to deny right turn movement from and into Murray Street.

The submitted Traffic and Parking Report indicates that the Level of Service (LOS) for the intersection of Murray and Edward Streets as being A. The level of service for the intersection as a whole is heavily weighted to Edward Street due to the dominant traffic volumes on this street. It is noted that the level of service for the Murray Street leg of this intersection is reported to be as low as F during the morning peak. The current proposal relies on the intersection of Murray and Edward Streets for access from the site to the east, towards the CBD, and for access to the site from the west. Without the development of the new intersection with Docker Street the treatment of this intersection is required because of the increased traffic loading anticipated due to the hospital redevelopment.

The consideration of the traffic impact of any development should give consideration to the anticipated growth in the traffic generation of the development and the expected growth within the surrounding road network for the lifetime of the development. Whilst the stages proposed by the current application may not be considered to represent significant traffic impacts when compared to the existing traffic levels within the nearby road networks, particularly when compared against the anticipated traffic generated by the finished hospital establishment, it is essential that the traffic demands generated by the development are appropriately catered for in a safe and proactive manner in the early stages of the development.

To provide for onsite circulation without the need to access the public road network and for ease of way finding within the site the proposed new road between Yathong and Yabtree Streets to the east of the Mental Health Building needs to provide for 2 way movement, not one-way as proposed in the Test of Adequacy document dated November 2011. This will also benefit circulation within the site and access for delivery vehicles when Yathong Street is extended to intersect with Docker Street. Representatives from NSW Health Infrastructure have advised that this roadway is to provide for two-way movement as the proposed width of 7m can catered to this.

The exhibited documents proposed 2 different layouts for the carparks along the Edward Street frontage of the hospital site. It is understood that the carpark design for the existing and proposed carpark along the frontage of the hospital site to Edward Street is to be as per the layout on plan AR.GE.70.7001 Issue F included in the Test of Adequacy document dated November 2011. RMS notes that the proposed carpark works are being undertaken under the provisions of State Environmental Planning Policy (Infrastructure). RMS generally supports the proposed layout of the new carpark to the western side of Lewis Drive and the changes to the carpark on the eastern side of Lewis Drive and offers the following comments:

- The closure of vehicular access between the northern most aisle of the existing carpark located in the north eastern corner of the site and Lewis Drive is supported. To allow for ease of circulation within the carpark the provision of left turn egress only from the carpark to Lewis Drive and one-way circulation should be considered. The kerb and gutter and signage could be designed and located to support this and deny left turn from Lewis Drive into this carpark.
- The removal of the existing 90 degree parking located along the western side of Lewis Drive as shown on plan AR.GE.70.7001 Issue F is supported
- The location of one access from Lewis Drive to the new carpark to be constructed in the north western precinct of the site at the southern most aisle is supported.
- The existing driveway egress from the proposed new carpark to Edward Street should be deleted if it is not required for emergency purposes. Notwithstanding this, this driveway is to

be restricted to authorised vehicles by appropriate means, such as boom gate, as there would be a tendency for visitors parking within the new carpark to use this existing driveway. As a minimum signage is to be erected denying access to Edward Street is to be erected.

- To improve the traffic management and interaction with the existing road network RMS would consider an option for the construction of a driveway connection from the new carpark to Docker Street. To maximise the separation of a new driveway to Docker Street from the nearby traffic signals at the intersection of Docker and Edward Streets the driveway would need to be located at the western extension of the southern east west aisle within the new carpark. This option would require the one-way movement within the carpark as proposed, an appropriately designed driveway treatment in Docker Street and traffic calming devices to minimise speed for through vehicles between Lewis Drive and Docker Street. To remove the driveway to Edward Street and provide access to Docker Street may allow for additional parking spaces or landscape provision to be provided.
- The layout of the proposed carpark should comply with the provisions of AS 2890.1-2004 "Off-street car parking" and be designed and provide facilities for safe pedestrian movement though the carpark to the entrance to the Hospital.
- Provision for appropriate illumination and surveillance of the carpark is required.

Roads and Maritime Services support the redevelopment of the Wagga Wagga Base Hospital given the benefits to the wider community but consider that relevant traffic issues presented by the redevelopment of the base hospital site need to be addressed in the early stages of the development to minimise impact on the safety and efficiency of the existing road network within Wagga Wagga, be it the local or classified road network.

Further to issues raised above Roads and Maritime Services (RMS) provides the following items as potential conditions for the consideration of the consent authority in relation to the current proposal for the redevelopment of the hospital facilities.

- a. The new internal road located to the east of the Mental Health Building between Yathong and Yabtree Streets is to be designed, constructed and line marked to provide for 2 way movement for all vehicles likely to access the hospital site.
- b. Any off-street car park associated with the redevelopment of the hospital including driveway design and location, internal aisle widths, ramp grades, parking bay dimensions and loading bays are to be in accordance with AS 2890.1-2004 "Off-street car parking" and AS 2890.2-2002 "Off-street commercial vehicle facilities". Design details for the carpark shall be submitted to and approved by Wagga Wagga City Council prior to the issue of a construction certificate.
- c. The swept path of the largest vehicles entering and exiting the subject site and manoeuvrability through the site is to be in accordance with AS 2890.2-2002 "Off-street commercial vehicle facilities" and to Councils satisfaction and in a manner to allow all vehicles to be able to enter and exit the subject site in a forward direction.
- d. Any landscaping, fencing and signage to be provided within the site or along the boundary with any adjoining road reserve is to be designed and maintained to provide safe sight distance to pedestrians for motorists entering and exiting the site to minimise conflict in accordance with AS2890.1-2004 "Off-street car parking".
- e. Pedestrian access into the site is to be provided separate to the vehicle driveways and is to cater for all forms of pedestrian mobility. Landscaping and/or fencing are to be provided

along the frontages of the site to the public roads to direct pedestrians to the defined pedestrian access point.

- f. The carpark is to be designated as a Pedestrian Share Zone and appropriately signposted. Entrance treatments to delineate the pedestrian shared zone and limit the speed of vehicles accessing the site is to be provided within the driveways from the public road network to the satisfaction of the Council.
- g. Traffic calming devices are to be installed within the subject site to minimise conflict between pedestrians and vehicles within the subject site. Pedestrian crossing stripes are not to be placed in the site as these resemble pedestrian crossings on the road and creates confusion as to who has priority.
- h. Appropriate directional signage and line marking is to be installed and maintained throughout the hospital site to enforce the required directions of vehicle travel through the site and to assist in directing vehicles around and through the facility.
- i. All lighting for the illumination of carpark and pedestrian areas shall comply with AS1158 – “Lighting for roads and public spaces” and AS4282 – “Control of Obtrusive Effects of Outdoor Lighting”. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the certifying Authority prior to the issue of a Construction Certificate.
- j. The provision of on-site car parking, including disabled parking, associated with the subject development is to be in accordance with Council requirements. All car parking spaces required by the development are to be provided on-site and not to be compensated by the on-road parking in the vicinity. Parking, particularly disabled parking, is to be located with convenient pedestrian access to the entry doors of the premises.
- k. Internal vehicular manoeuvring aisles, parking areas and loading bays shall be maintained clear of obstruction and used exclusively for the purposes of vehicle access, parking and loading and unloading respectively. Under no circumstances shall these areas be used for the storage of goods or waste receptacles or any other purpose
- l. All works associated with the proposed development shall be at no cost to Roads and Maritime Services.

Further to issues raised in the preceding Roads and Maritime Services (RMS) provides the following items for the consideration of the consent authority in relation to future proposal for the redevelopment of the hospital facilities

- a. A raised central median is to be constructed in Edward Street (the Sturt Highway) extending from its intersection with Docker Street to the eastern extremity of the development site. A Channelised Right Turn (CHR) facility is to be constructed within this median at its intersection with the one-way access driveway (Lewis Drive) into the development site. This raised median and intersection treatment is to be designed and constructed in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Roads and Maritime Services.
- b. The Channelised Right Turn (CHR) treatment providing for right turn movement from Edward Street into the development site via Lewis Drive is to be restricted to use by emergency vehicles only. This restriction is to be appropriately signposted.

- c. Vehicular access into the site from the Sturt Highway is to be restricted to light vehicles only. This is to be appropriately signposted.
- d. The proposed four-way signalised intersection treatment of the intersection of the new internal access with Docker Street and Hardy Avenue is to be designed and constructed in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Roads and Maritime Services.
- e. The Sturt Highway is part of the State Road network. For works on the State Road network the developer is required to enter into a Works Authorisation Deed (WAD) with Roads and Maritime Services before finalising the design or undertaking any construction work within or connecting to the road reserve. The applicant is to contact the Land Use Manager for the South West Region on Ph. 02 6938 1111 for further detail.

The developer will be required to submit detailed design plans and all relevant additional information including cost estimates and pavement design details for the works, as may be required in the Works Authorisation Deed documentation, for each specific change to the state road network for assessment and approval by Roads and Maritime Services. However, the developer is encouraged to submit concept plans of the layout of the proposed works for checking by Roads and Maritime Services prior to undertaking the detailed design phase.

- f. The developer is responsible for all public utility adjustment/relocation works, necessitated by the proposed development and as required by the various public utility authorities and/or their agents. It should be noted that any works within the road reserve of a classified road will require concurrence from Roads and Maritime Services under section 138 of the Roads Act 1993 prior to commencement of any works.
- g. All works associated with the proposed development shall be at no cost to Roads and Maritime Services.

The opportunity to discuss the issues raised in this submission with relevant representatives on behalf of the proponent was welcomed by Roads and Maritime Services (RMS) and appeared to be useful for both parties.

Any enquiries regarding this correspondence may be referred to the Land Use Manager for RMS (South West Region), Maurice Morgan, phone (02) 69371611.

Yours faithfully

R Elrington
Acting Regional Manager
South West Region

APPENDIX C

Wagga Wagga City Council Submission





City of
Wagga Wagga

Civic Centre
Cnr Baylis & Morrow Sts
PO Box 20
Wagga Wagga NSW 2650

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e council@wagga.nsw.gov.au
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Ref. No: 260-280 Edward Street
Contact: Cameron Collins

10 February 2012

Department of Planning
GPO Box 39
SYDNEY NSW 2001

ATTENTION: CHRIS KING

Dear Sir/Madam

**PROJECT APPLICATION – STAGE 1 AND 1A OF THE REDEVELOPMENT
OF WAGGA WAGGA BASE HOSPITAL, EDWARD STREET, WAGGA
WAGGA**

Your Reference: MP No. 11_0087

I refer to your letter dated 5 December 2011 and thank you for the opportunity to comment on this project application.

As previously advised to the Department, Council is aware of the issues surrounding our existing hospital and its inability to provide the necessary modern healthcare services that are essential to cater for the current and future needs of the region. The Wagga Wagga Base Hospital Redevelopment project is therefore critical to provide the necessary infrastructure to meet this demand.

In addition to the more obvious health related benefits, the provision of modern health infrastructure is also important for the continued economic growth and stability of our City and Region. As previously stated by Council, the hospital redevelopment has been identified as an important driver in both the 'Community Strategic Plan, Our City...Our Tomorrow, 2008/2018' and the 'Wagga Wagga Spatial Plan 2008'.

It is for these reasons that Council would be supportive of a conditional consent being granted to the concept plan application for Stages 1 and 1A of the redevelopment.

RECOMMENDATIONS

Whilst Council is supportive of the project application for Stages 1 and 1A, a number of recommendations are made below. This includes a series of recommended conditions of consent.

Building Requirements

Recommended Conditions

1. All building work must be carried out in accordance with the requirements of the Building Code of Australia.
2. Prior to commencement of works, the applicant must demonstrate that the building complies with the requirements of the Commonwealth Disability Discrimination Act 1992, the NSW Anti-Discrimination Act 1977 and the relevant provisions of the Disability (Access to Premises – Buildings) Standards 2010.

NOTE 1: The Disability Discrimination Act 1992 and the Anti-Discrimination Act 1977 provide that it is an offence to discriminate against a person in a number of different situations. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT THE BUILDING COMPLIES WITH THIS LEGISLATION.

NOTE 2: Guidelines in respect of disabled access and produced by the Human Rights and Equal Opportunity Commission, are available from the Commission. The applicant must ensure that these matters are addressed in the approved construction plans and specifications.
3. Provision must be made in the building and on the site for:
 - access to the building for people with disabilities in accordance with the Building Code of Australia;
 - toilet facilities for people with disabilities in accordance with the Building Code of Australia, and such toilet facilities must be accessible to all persons working in, or using, the building; and
 - motor vehicle parking spaces on the site for the exclusive use of people with disabilities in accordance with Table D3 of the Building Code of Australia.

Fire Safety Requirements**Recommended Conditions**

4. Prior to occupation, the building must comply with the Fire Safety Schedule, attached.

NOTE: The Fire Safety Schedule supersedes any earlier Fire Safety Schedule and will cease to have effect when any subsequent Fire Safety Schedule is issued.

5. Prior to occupation, the owner must submit to Council a final Fire Safety Certificate stating that each essential fire safety measure specified in the current Fire Safety Schedule for the building to which the certificate relates:

- has been assessed by a properly qualified person; and
- was found, when it was assessed, to be capable of performing to a standard not less than that required by the current Fire Safety Schedule for the building.

Further, the assessment must be carried out within a period of three (3) months of the date on which the final Fire Safety certificate was issued. The owner of the building must forward a copy of the certificate to the New South Wales Fire Brigades and must prominently display a copy in the building.

NOTE: A final Fire Safety Certificate must be provided before occupation of the building and must be provided if a Fire Safety Order is made in relation to the building premises.

6. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement (copy attached).
7. Prior to occupation, the building shall be suitably protected from a fire by the installation of a fire hydrant and fire hose reel system.

NOTE: A fire hydrant and fire hose reel system is required to be installed to protect the proposed premises. The details of the system must be compiled by a suitably qualified person and must be sufficient to demonstrate that the installation of the fire

hydrant and fire hose reel system has been thoroughly investigated. These details may include the results of flow rate and pressure tests, any assumptions made or concessions applied from Australian Standard 2419.1. 2005 and a scaled drawing of the proposed system. The drawing may include the type and diameter/s of all pipes, the location of the proposed system on the site and the type of water meter installed or to be installed.

8. An onsite fire hydrant; and booster facility at the street entrance to the site shall be installed in accordance with the requirements of Australian Standard 2419.1.2005 "Fire hydrant installations – system design, installation and commissioning." The hydrant and/or booster installation must be at full cost to the developer. A letter from an appropriately qualified Hydraulic Engineer must be submitted to Council, certifying that both the hydrant and booster installation are in accordance with AS 2419.1.2005.

Site Requirements During Construction

Recommended Conditions

9. Prior to works commencing, appropriate signage must be erected in a prominent positions around the work site on which work involved in the erection or demolition of a building is being carried out:
 - stating that unauthorised entry to the site is prohibited;
 - showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside work hours; and
 - the development consent number and details.

Any sign must be removed when the work has been completed.

NOTE: This condition does not apply to:

- a) building work carried out inside an existing building, or
- b) building work carried out on premises that must be occupied continuously (both during and outside work hours) while the work is being carried out.

9. Prior to works commencing appropriate containers must be erected on site for the enclosure of all building rubbish and debris, including that

which can be windblown. The enclosure shall be retained on site at all times prior to the disposal of rubbish at Wagga Wagga City Council's Waste Management Centre.

10. Materials, machinery/equipment and temporary buildings to be used in association with the construction of the building must not be located or stored on the surrounding public footpath, nature strip or roadway.

NOTE 1: No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.

NOTE 2: The applicant must retain weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited. Documentation must include quantities and nature of the waste. This documentation must be made available to Council upon request.

NOTE 3: The suitable container for the storage of rubbish must be retained on site until completion of all building works on the site.

11. If the work involved in the erection or demolition of a building or structure:

a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or

b) building involves the enclosure of a public place,

a hoarding or fence must be erected between the work and the public place prior to works commencing on site.

If necessary, an awning must be erected, sufficient to prevent any substance, from or in connection with the work, falling into the public place. Further the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

NOTE 1: Any such hoarding, fence or awning must be removed when the work has been completed.

NOTE 2: Any external lighting required by this condition must be designed and positioned so that, at no time, will any light be cast upon any adjoining property.

NOTE 3: Prior to any hoarding being erected, the applicant must ensure that application for a Hoarding Permit is made with Council's Development Services business unit.

12. The developer is to submit a soil and water management plan for the site in accordance with Wagga Wagga City Council's Engineering Guidelines for Subdivision and Developments. No building, engineering, or excavation work, or topsoil stripping or vegetation removal, is to be carried out in relation to this development until such time that Council has certified that the plan is in accordance with Council's Engineering Guidelines for Subdivision and Developments and Soils and Construction Volume 1, Managing Urban Stormwater. Upon certification, the measures in the Soil and Water Management Plan are to be implemented during the course of the development.
13. Prior to the commencement of works erosion and sediment control measures are to be established and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with Council's:-
- Development Control Plan 2010 (Section 2.8 and Appendix 2)
 - Erosion and Sediment Control Guidelines for Building Sites; and
 - Soils and Construction Volume 1, Managing Urban Stormwater
- NOTE: All erosion and sediment control measures must be in place prior to earthworks commencing.
14. For the purposes of Section 80A (11) of the *Environmental Planning and Assessment Act 1979*, it is a prescribed condition of the development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- protect and support the adjoining premises from possible damage from the excavation, and
 - where necessary, underpin the adjoining premises to prevent any such damage.

The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

Demolition RequirementsRecommended Conditions

15. Any demolition must be carried out in accordance with the provisions of Australian Standard AS2601-2001: The Demolition of Structures.
16. The Applicant is to ensure that should asbestos material be found, that it is handled, transported and disposed of in accordance with the legislative requirements and standards determined by NSW WorkCover.

NOTE: All asbestos material needs to be double wrapped in 200µm thick plastic and disposed of at an EPA licensed facility. In this regard it should be noted that Wagga Wagga City Council's Gregadoo Waste Facility is the only EPA licensed facility within the Local Government Area to accept asbestos material. Council's Waste Management Supervisor requires 24 hours notice prior to disposal of this material

Lighting RequirementsRecommended Conditions

17. Illumination of the car park must be in accordance with AS 1158.3.1.2005, as amended, lighting for roads and public spaces.
 18. All exterior lighting associated with the development must be designed and installed so that no obtrusive light will be cast onto any adjoining property.
- NOTE: Compliance with Australian Standard AS4282.1997 "Control of the Obtrusive Effects of Outdoor Lighting" will satisfy this condition.

Acoustic impacts and Air Quality RequirementsRecommendation

It is recommended that the applicant be required to prepare and implement a Construction Noise Management Plan outlining measures to manage and minimise construction noise impacts. The plan should address:

- Identification of noise generating activities
- Details of the length and staging of construction

- Identification of all sensitive receivers
- Monitoring procedures
- Proposed noise mitigating procedures and treatments
- Notification procedures and complaint management
- Contingency measures

Recommended Condition

19. The applicant must take all reasonable steps to minimise dust and noise generation during the demolition and/or construction process. No offensive noise must be emitted during either process. Such activities must only be undertaken Monday to Friday 7.00am to 6.00pm and Saturday 7.00am to 5.00pm, excepting public holidays.

Waste Management Requirements

Recommendation

It is recommended that the applicant be required to prepare and implement a Construction Waste Management Plan outlining measures to manage and minimise impacts from construction waste. The plan should address:

- Identify the types and quantities of waste that will be generated during the construction phase.
- Outline the measures and standards for storing, processing and disposing this waste
- Outline the measures to minimise the production and impact of waste
- complaint management and contingency measures.

Recommended Condition

20. Prior to the issue of Construction Certificate approval under Section 68 of the Local Government Act 1993 must be obtained from Council.

The applicant shall submit detailed sewer layout plans including pre-treatment equipment to allow for the discharge of liquid trade waste to sewer.

Trade waste material is not to be discharged into Council's sewer system and/or stormwater system, without first obtaining such written approval.

All conditions of the approval must be complied with.

You are required to check with Council's Trade Waste section on 1300 242 442 to determine if an approval is required.

Traffic Requirements

Recommendation

It is recommended that the applicant be required to prepare and implement a Construction Traffic Management Plan outlining measures to manage and minimise construction traffic impacts. The plan should:

- Identify the traffic volumes and movement that will occur during construction
- Identify strategies and procedures for the parking of construction worker vehicles that will minimise impact on existing parking requirements within the area.
- Detail the proposed measures to minimise the impact of construction traffic on the surrounding road network
- Complaint management and contingency measures.

Recommended Condition

21. Prior to works commencing approval under Section 138 of the Roads Act 1993 is required as the work involves joining onto an existing trafficable road. The applicant must submit a written submission and certified Temporary Traffic Management Plan (TTP) for approval. Works shall be carried out in accordance with the approved details.

Vehicular Access and Carparking Requirements

Recommended Conditions

22. The car park and all associated facilities must be laid out in accordance with Australian Standards AS2890.1.2004 AS2890.2 2002 and AS/NZS2890.6.2009.
23. Prior to occupation, the paving of all vehicular movement areas must be either hotmix sealed or 150mm of reinforced concrete as a minimum.

Public Roadway Construction

Recommended Conditions

24. The proposed new Lewis Drive shall have a 6.5m wide carriage way between face of kerbs, 0.4m wide nature strip on the eastern side and

2.5m wide nature strip on the western side. Street lighting shall be included and constructed to the relevant Australian Standard.

25. The new section of Lewis Drive shall be designed and constructed in accordance with Councils Engineering Guidelines for Subdivision and Developments at full cost to the developer prior to dedication which shall occur at the completion of the development subject to this application.

Stormwater Requirements

Recommended Conditions

26. Stormwater mains must be extended to the site, at full cost to the developer, in accordance with Council's standards and policies. The works must be carried out by Council or a licensed approved contractor under Council supervision.
27. An easement to drain stormwater 2.5m wide must be created over the existing/proposed drainage line.
28. An easement to drain stormwater 2.5m wide shall be created over the proposed drainage line from Yabtree Street to Edward Street.
29. Stormwater discharge from the completed development shall not exceed pre-development flows. Prior to the issue of the Construction Certificate the applicant shall submit to Council for approval details prepared by an appropriate qualified person that pre-development flows will be maintained.

NOTE: Council acknowledges that this may vary and exceed the requirements of this condition at various stages of development. The completed development shall comply with this condition.

Plumbing

Recommended Conditions

30. A Section 68 Approval and Plumbing Permit must be obtained by a Licensed Plumber and Drainer prior to any sewer or stormwater work being carried out on the site. Further, a final inspection must be carried

out upon completion of plumbing and drainage work prior to occupation of the development.

31. A "Works as Executed Diagram" shall be submitted to and approved by a Council Plumbing Inspector, prior to the issue of a Final Plumbing Certificate.

The Works as Executed Diagram must be submitted in electronic format in either AutoCAD or PDF File in accordance with Council requirements.

32. Prior to the commencement of any work, the applicant must supply all associated sewer and or stormwater plans for assessment and approval. The plans must indicate that pipe and pit sizing meets the requirements of AS3500 and the Plumbing Code of Australia.

33. The applicant must obtain a Compliance Certificate pursuant to Section 109C of the *Environmental Planning and Assessment Act 1979*, as amended from Council or an accredited certifying authority certifying that the plumbing work identified in column 1 has been installed in accordance with AS/NZS 3500.2003 and Plumbing Code of Australia. For the purposes of obtaining the Compliance Certificates the plumbing works must be inspected by the accredited certifying authority at the times specified in Column 2.

	COLUMN 1	COLUMN 2
	Internal Drainage	When all internal plumbing work is installed and prior to concealment.
	External Drainage	When all external plumbing work is installed and prior to concealment.
	Stormwater Drainage	When all external stormwater drainage work is installed and prior to concealment.
	Stack work	When all work is installed and prior to concealment.
	Final	Prior to occupation of the building.

34. All plumbing and drainage work must be carried out by a Licensed Plumber and Drainer and to the requirements of AS/NZS 3500.2003 and Plumbing Code of Australia.

Other Infrastructure RequirementsRecommended Conditions

35. Prior to occupation, the applicant shall ensure that all redundant kerb laybacks within the adjoining public streets are replaced with conventional barrier kerbing, and Council's footway rehabilitated, in accordance with Council's Engineering Guidelines for Subdivisions and Developments.
36. A \$15,000.00 contingency deposit is required prior to commencement of works to guarantee no damage is done to Council's infrastructure.
37. Wagga Wagga City Councils Engineering Guidelines for Subdivisions and Development shall be referred to for the design of engineering requirements. Any aspect of the design which is not covered in Council's document should reference relevant specifications selected from other sources. Any aspect of the design that is not in accordance or not covered in council's document shall be listed and submitted with the plans for separate approval.
38. The existing public utilities that are currently within the section of Lewis Drive which is proposed to be closed shall be relocated or made redundant prior to building works commencing within that part of the site.
39. The requirements of other public utility authorities, being Country Energy (electricity and gas) and Riverina Water must be satisfied, prior to Council issuing a Survey Certificate and releasing of the Plan of Subdivision.

Public Health RequirementsRecommended Conditions

40. The construction and finished area used for the manufacture, preparation, storage, packing, carriage or delivery of food for sale shall be constructed and maintained in accordance with the Food Act 2003 and Regulations 2004.
41. Prior to the issue of the Occupation Certificate and two (2) days prior to the premises opening, the Applicant must contact Council's

Environmental and Community Services Directorate for a Health Inspection and registration of the premises in accordance with the Food Act 2003 and the NSW Food Regulations 2010, Food Safety Standards Code.

42. The installation and operation of all cooling towers and warm water systems are to comply with the Public Health (Microbial Control) Regulations and Australian Standard 3666. The applicant is required to register with Council's Environment and Community Services Directorate any and all water cooled cooling towers and/or warm water mixing systems which are installed on the land.

Land Consolidation and Public Road Closure Requirements

Recommendation

It is recommended that all allotments the subject of this application be consolidated into one title prior to the occupation of the building.

Recommended Conditions

43. The subject section of Lewis Drive which is to be closed shall be gazetted prior to commencement of works.
44. The applicant must obtain a Subdivision Certificate, pursuant to Section 109C of the Environmental Planning and Assessment Act 1979, as amended from Council, prior to its lodgement with the Lands Titles Office.

The Final Survey Plan (two paper copies and an electronic copy) must be submitted to Council along with the application for Subdivision Certificate and associated checklist.

NOTE: Council will only consider issuing a Subdivision Certificate in relation to this subdivision when it is satisfied that all conditions of development consent relating to the subdivision have been complied with and the appropriate fee paid.

Monetary Contributions

Recommendation

The Wagga Wagga Base Hospital Redevelopment Project will be subject to contributions in accordance with the following documents:

-
1. City of Wagga Wagga S94A Levy Contributions Plan 2006
 2. Wagga Wagga City Council Development Servicing Plan – Stormwater - November 2007
 3. City of Wagga Wagga Development Servicing Plan for Sewerage - February 2006

It is recommended that contributions be calculated in accordance with the provisions of these plans and that the following conditions of consent be used to impose the requirements for such contributions:

- Pursuant to s94A of the *Environmental Planning and Assessment Act 1979* and City of Wagga Wagga Section 94A Levy Contributions Plan 2006, prior to the commencement of works, the applicant must pay to Council a levy in the amount of \$..... towards the cost of one or more of the public facilities specified in the Works Schedule to that Plan. This amount must be indexed in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 and clause 11 of the City of Wagga Wagga Section 94A Levy Contributions Plan 2006. A copy of the City of Wagga Wagga Section 94A Levy Contributions Plan 2006, is available for inspection at Council Chambers, corner Baylis and Morrow Streets, Wagga Wagga.
- Pursuant to s64 of the Local Government Act 1993, and Division 10 of Part 2 of Chapter 6 of the Water Management Act 2000, prior to the commencement of works, a Compliance Certificate must be obtained for water management works (as defined in s283 of the Water Management Act 2000) relating to the development.

Alternatively, this condition is satisfied by virtue of payment of the figure nominated within this condition. Evidence of payment receipt shall be provided to Council prior to the commencement of works.

DSP Sewer contribution:

DSP Stormwater contribution:

NOTE: The total Section 64 contribution required is

.....

Department of Planning

10 February, 2012

Thank you for the opportunity to respond to the subject Project Application. If you have any questions regarding the above information, please contact Council's Development Services section.

Yours sincerely



Colby Farmer
Development Services Manager



FIRE SAFETY SCHEDULE

Division 2, Section 168 - 168A

Environmental Planning & Assessment Amendment Regulation 2000

PROPERTY DETAILS	
Property Address	Edward Street, Wagga Wagga
Legal Description	
Application No.	
Application Description	Hospital
Applicant	
Owners Details	

Fire Safety Measures

The following are the fire safety measures proposed to be installed in the building:

Essential Fire Safety Measures	Standard of Performance Design & Installation Standard	Existing	Proposed
Access panels, doors and hoppers to fire resisting shafts	NCC 2011 Clause C3.13; & AS 1530.4-2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automatic fail-safe devices (electro Magnetic devices, doors releases etc)	NCC 2011 Clause D2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automatic fire detection & alarm Systems	NCC 2011 Clause C2.5, 3.4, D2.21, G4.8, Spec. C3.4, Spec. E2.2a, Spec G3.8; AS1670.1-2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Emergency Lighting	NCC 2011 Clause E4.2, E4.4, AS2293.1-2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Emergency Lifts	NCC 2011 Clause E3.4, AS1735.2-2001 or AS 1735.1-2003	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exit Signs (illuminated)	NCC 2011 Clause E4.5, E4.8; AS2293.1-2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Fire alarm monitoring (Alarm Signalling Equipment)	BCA 2011 Spec. E2.2a Clause 7; AS4428.6-1997, AS3013-2005, AS1670.3-2004	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire blankets	AS2444-2001; AS3504-2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire control room / centre	BCA 2011 Clause E1.8; Spec. E1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire dampers	BCA 2011 Clause C3.15; AS1668.1-1998, AS1682.1 & 2 – 1990	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire doors	NCC 2011 Clause C3.4, AS1905.1 -2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire hose reel system	NCC 2011 Clause E1.4; AS2441-2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire hydrant system	BCA 2011 Clause E1.3; AS2419.1-2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire safety & emergency evacuation Procedure (evacuation plan)	AS3745-2002	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire seals (protecting openings in fire-Resisting components of the building I.e. fire stopping, collars etc.	NCC 2011 Clause C3.15, Spec. 3.15; AS4072.1-2005, AS1530.4-2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mechanical air handling system (i.e. Operating as a Zone Smoke Control System, or Smoke Exhaust System, or an Automatic Air Pressurisation System for fire-isolated exits) Automatic Shut down	NCC 2011 Clause E2.2, AS/NZS 1668.1-1998 BCA 2009 clause C2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Portable fire extinguisher	NCC 2011 Clause C2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Paths of Travel	EP&A Regulations Clause 186	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Required (automatic) exit doors	NCC 2011 Clause D2.19(b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Smoke alarms and heat alarms	NCC 2011 Table E2.2a, Spec.E2.2a; AS3786-1993	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Smoke and heat vents	NCC 2011 Clause E2.2(c), E2.2(a) Table E2.2b, Spec.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	E2.2c, NSW H101.22; as2665-2001		
Smoke dampers	NCC 2011 Clause C2.5, E2.2; AS1668.1-1998, AS1682.1 & 2 - 1990	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Smoke detectors and heat detectors	NCC 2011 Table 22a, Spec. E2.2a Clause 4; AS1670.1-2004 NCC 2011 Table 22a, Spec. E2.2a Clause 4; AS1670.1-2004	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Smoke doors	NCC 2011 Clause C2.5, C2.14, D2.6 Spec. C3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid core doors	BCA 2009 Clause C3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sound Systems and Intercom Systems For Emergency Purposes	NCC 2011 Clause E4.9; AS1670.4 -2004, 4428.4- 2004	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sprinklers	NCC Clause E1.5, table E1.5, AS2118.2-1995	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Warning and Operational Signs	NCC 2011 Clause D2.23, E3.3 & H2.14, Section 183 of the EP&A Regulation 2000, AS1905.1-2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wagga Wagga City Council, Cnr Baylis & Morrow Streets, WAGGA WAGGA
 NSW 2650, PO Box 20, WAGGA WAGGA NSW 2650. Tel: 1300 292 442 Fax:
 (02) 6926 9199 Email: council@wagga.nsw.gov.au Web:
www.wagga.nsw.gov.au

APPENDIX D

Wagga Wagga City Council Additional Submission



Ref: 260-280 Edwards Street, Wagga
Contact: Cameron Collins

Department of Planning
GPO Box 39
SYDNEY NSW 2001
Attention: Chris King

17 February 2012

Dear Sir/Madam,

**Project Application – Stage 1 & 1A of the Redevelopment of Wagga
Wagga Base Hospital, Edward Street Wagga Wagga.**

Your reference: MP 11_0087.

I refer to Council's letter dated 10th February 2012 which provided Council's comments on the abovementioned project application.

Specifically, I refer to Council's advice on page 13 regarding monetary contributions and for the purposes of clarity now provide additional information representing Council's current position regarding monetary contributions. Council's revised comments follow further discussions amongst staff and also representatives from Health Infrastructure and represent earlier discussions that took place and were not available to me at the time I submitted Council's submission dated 10th February 2012.

Council requests therefore that the Department give regard to the following comments.

Monetary Contributions

Recommendation

The Wagga Wagga Base Hospital Redevelopment Project will be subject to contributions in accordance with the following documents:

1. Wagga Wagga City Council Development Servicing Plan – Stormwater – November 2007
2. City of Wagga Wagga – Development Servicing Plan for Sewerage – February 2006

It is recommended that contributions be calculated in accordance with the provisions of these plans and that the following conditions of consent be used to impose the requirements for such contributions:

Pursuant to Section 64 of the Local Government Act 1993 and Division 10 of Part 2 of Chapter 6 of the Water Management Act 2000, prior to the commencement of works, a compliance certificate must be obtained for water management works (as defined in the section 283 of the Water Management Act 2000) relating to the development.

Alternatively this condition is satisfied by virtue of payment of the figure nominated within this condition. Evidence of payment receipt shall be provided to Council prior to the commencement of works:

DSP Contribution Sewer Contribution: \$174,354.18

This contribution is based on 56 beds x 1.43 equivalent tenements (ET) x \$2,177.25 (value of an ET) = \$174,354.18.

DSP Stormwater Contribution: \$25,991.83

This contribution is calculated by 4,489sqm (additional impervious area) x \$3,007.00 (ET) x 177.6 (CPI adjustments) / 800mm (average area of residential lot) x 0.74 (coefficient of run-off for residential lot) x 155.8 (base rate for CPI adjustment) = \$25,991.83.

Note: The total Section 64 Contribution required is \$200,346.01.

This information was previously provided to SKM Consulting Engineers on behalf of Health Infrastructure. Council apologises for this late advice and appreciates your cooperation in including these conditions of consent as part of your determination of the application.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'A Crakanthorp', is positioned above the printed name.

Andrew Crakanthorp
Director Planning

APPENDIX E

Construction Traffic Management Plan



Wagga Wagga Hospital Redevelopment: Phase 1 Mental Health

PREFERRED PROJECT REPORT

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

-
-
- 6 March 2012



Wagga Wagga Hospital Redevelopment: Phase 1 Mental Health

PREFERRED PROJECT REPORT

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

-
- 6 March 2012

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1. Introduction

This Construction Traffic Management Plan has been prepared by Sinclair Knight Merz to accompany the Preferred Project Report for the first phase of construction in relation to the Wagga Wagga Base Hospital (WWBH) Redevelopment.

The site is located south west of the Central Business District of Wagga Wagga, at the corner of the Sturt Highway (Edward Street) and the current regional road (Docker Street). The site itself is part of a wider health precinct bounded by Edward Street and Rawson Lane to the north and south and by Murray Street and Docker Street to the east and west, along with the adjacent Calvary Hospital and medical consulting rooms between Docker Street and Emblen Street.

The WWBH Redevelopment Phase 1 Project plan provides an increase of 4,763 m² for development on the Mental Health Unit, largely bringing the functional areas to current standards for medical and care services. This 16% increase in area corresponds with only a 6% increase in staffing (to 541 weekday FTE).

Phases 2 and 3 are currently being developed, and will ultimately add 156 staff and 54 patient beds to the current hospital, further enhancing the quality of medical and care facilities.

Government funding support for the redevelopment has been confirmed through to Phase 3. In this context, while the current project application deals with Phase 1, the ongoing integration and constructability of Phases 2 and 3 are an important aspect of ongoing development of the Base Hospital.

1.1. Wagga Wagga Base Hospital Profile

Wagga Wagga Base Hospital is part of a wider existing health facility precinct that includes the nearby Calvary Hospital, private health facilities, and specialist practices and clinics. Almost all of the specialist practices and clinics are housed in Docker and Edward Streets, which adjoin the existing hospital site, while Calvary Hospital is located approximately 250m southwest of Docker Street.

The current WWBH occupies some 29,000 m², provides 231 beds, has a weekday fulltime equivalent staffing of 510, with 154 registered and visiting medical officers.

The site currently houses many diverse, old and ad-hoc buildings that have numerous extensions. Buildings vary from the state heritage listed Old Hospital Building to the multistorey 1960s Main Building.



Vehicular access to car parking, the Main Building and the Emergency Department is directly off Edward Street via Lewis Drive. Vehicular access to the existing Hydrotherapy Pool is directly off Docker Street but parking is limited and shared with the UNSW School of Rural Health. Vehicular access to the Dental Unit, Community Health and the Australian Red Cross Blood Service Donor Centre is via the rear of the site, off Rawson Lane; and the Renal Unit and Yathong Lodge are accessed via Yathong Street and Lewis Drive.

Staff access is via Lewis Drive to the main car parks. An additional car park can be accessed via Yathong Street or Rawson Lane. Service vehicles enter the site via Lewis Drive, Yathong Street and Rawson Lane. Ambulance access is via Lewis Drive and Yabtree Street.

Hospital car parking is provided within the hospital precinct, adjacent to the core hospital premises, providing 326 parking spaces. Much of the existing parking is time restricted, or permit restricted, being enforced by Wagga Wagga City Council rangers. Street parking is also prevalent, much of it time-restricted.



2. Proposed WWBH Redevelopment Phase 1

Phase 1 will provide for enhanced Mental Health acute and new sub-acute patient care. It will add 4,763m² (16%) to the Hospital area, 30 beds (13%), 31 FTE weekday staff (6%) and approximately 9 registered and visiting medical officers (6%).

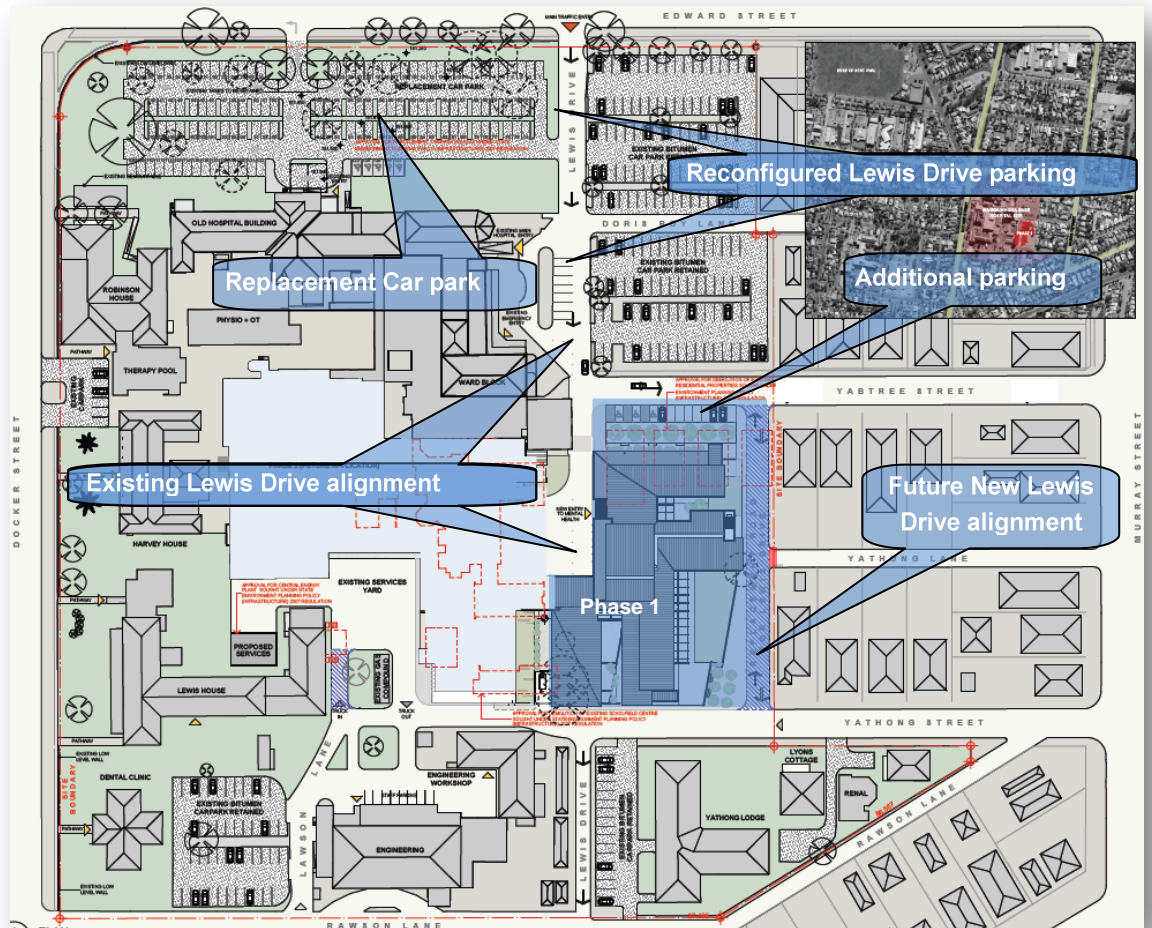
The underpinning medical philosophy of the redevelopment is integration of medical services, focused around the Emergency Department. To provide for this, Phase 1 will occupy the land between Yathong and Yabtree Streets, where currently there are 74 unallocated parking spaces and four houses now owned by NSW Health. This will necessitate occupation and therefore diversion of a section of Lewis Drive south of Gissing House and Yathong Lane from the rear boundary between #8 and #10 Yabtree Street to Lewis Drive. The existing Ambulance Bay will be retained until a later Phase.

The transfer and occupation of Yathong Lane and a section of Lewis Drive are being executed following a Heads of Agreement between Wagga Wagga City Council and the Health Administration Corporation. At the conclusion of Phase 1, a replacement road named New Lewis Drive located along the eastern boundary of Mental Health will be transferred to Council at the completion of Phase 1 for dedication as a public road.

The redevelopment will increase onsite parking needs. The criteria adopted has been based on staff increases. The increase in area does not appropriately reflect increase in hospital functionality, as much of the increase is bringing the hospital facilities up to current standards. Similarly, the increase in mental health beds does not of itself generate any increased traffic. Rather, the staff increase will better reflect the increase in functionality and hence parking demand.

To accommodate these changes, a replacement carpark will be constructed in the front of the hospital with 117 unallocated spaces), supplemented by parking along the Yabtree frontage of Mental Health (12 unallocated spaces). This will provide a net increase of 39 spaces, which when coupled with provision of spaces for disabled and increased demand, results in an increase of 10 spaces above requirement.

■ Figure 2-1 Phase 1 Site Plan



3. Construction Activity

The construction of Phase 1 of the redevelopment creates some tactical issues with respect to workforce and construction traffic management in an operational hospital environment. During construction of Phase 1, it is considered inappropriate to have New Lewis Drive operating as a public corridor adjacent to the construction zone for Phase 1.

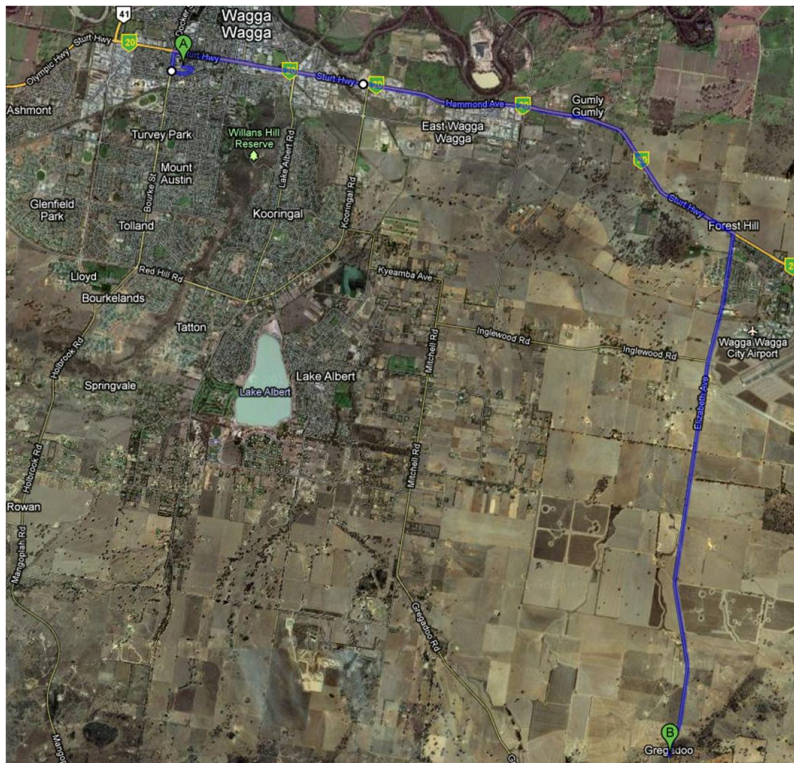
3.1. Construction Traffic

It is expected that the large majority of heavy vehicle traffic will approach the site from the east on Edward Street and return to the same locations.

3.1.1. *Excavation, Spoil and Building Demolition*

It is anticipated that waste materials will be delivered to the Gregadoo Waste Management Centre at Gregadoo. This is a 20km trip along the State Highway to Forest Hill, thence by Elizabeth Drive as illustrated in **Figure 3-1**. Bulk excavation for Phase 1 is expected to generate some eight outbound waste movements per day for the first two months. See **Figure 3-2**.

■ **Figure 3-1 Indicative heavy vehicle route for waste disposal**



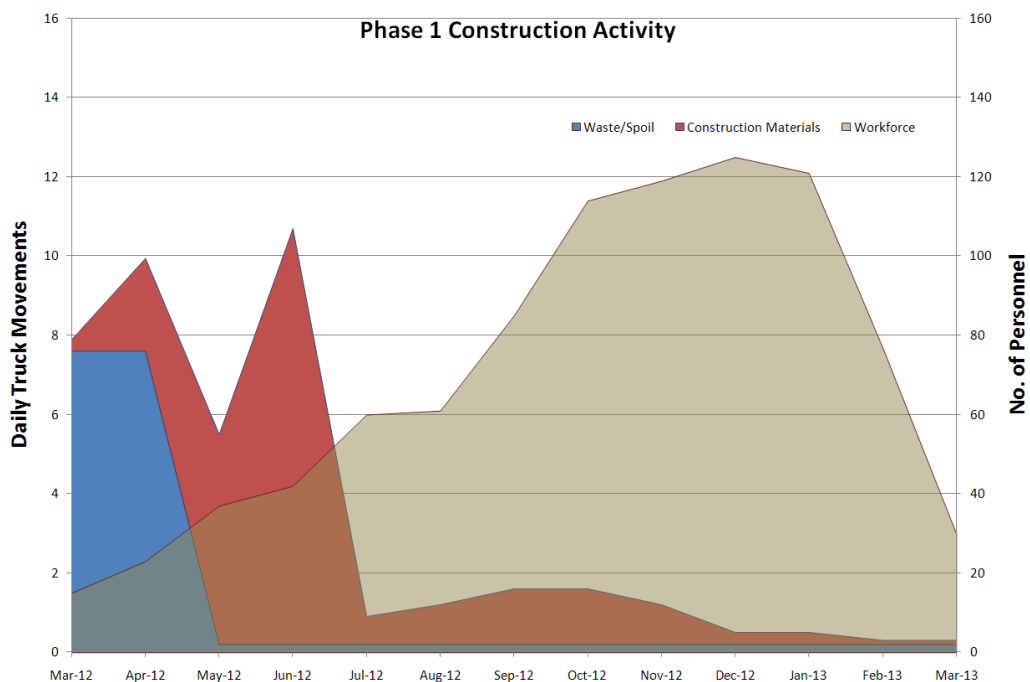
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3.1.2. Building Materials

It is expected that most of the traffic will come from locations in East Wagga Wagga. Maximum inbound movements occur shortly after the demolition personnel works, peaking with a maximum of 11 inbound truck movements expected per day during the fourth month of Phase 1. At other periods, inbound traffic is generally expected to be one per day. See **Figure 3-2**.

■ **Figure 3-2 Forecast Construction Activity**



3.2. Construction Workforce

For approximately 70% of the duration of Phase 1 construction, the workforce generally does not exceed 85 personnel. During months 8 to 11, the demand increases to a minimum of 114 personnel, peaking at 125 persons in the tenth month. Given the central location of the Hospital at the intersection of the regional road and State Highway and the nature of the work, it is anticipated that the workforce is going to travel from all points of the compass from Wagga Wagga and its surrounds. This renders ineffective any consolidated workplace bussing. While site working hours are expected to be within 7:00am-5:00pm, it is more likely that the workforce will arrive between 6:30 and 7:00am, and depart between 3:00 and 5:00pm. Bus services are currently not provided in this early time slot, and buses are fully utilised in the afternoon on sub-regional school runs. It is most likely that the site will be accessed by staff travelling in private cars.

Staff demands and traffic loads from heavy vehicles are presented in **Figure 3-2**.

4. Impacts Arising and Mitigation Measures

4.1. Construction traffic routing

Direct access to the hospital site off the Sturt Highway can readily be achieved via Murray Street.

Within the site, heavy vehicles should travel in one direction to avoid conflicts. Given the nature of the loads and the swept paths of the truck with dog trailers and articulated vehicles to be used, transition through the site would best be manoeuvred by a series of right turns. Direct access to the site off the regional road network (Dockers Street) is not available via Rawson Lane due to the configuration of the intersection with Dockers St and narrow road network within the site.

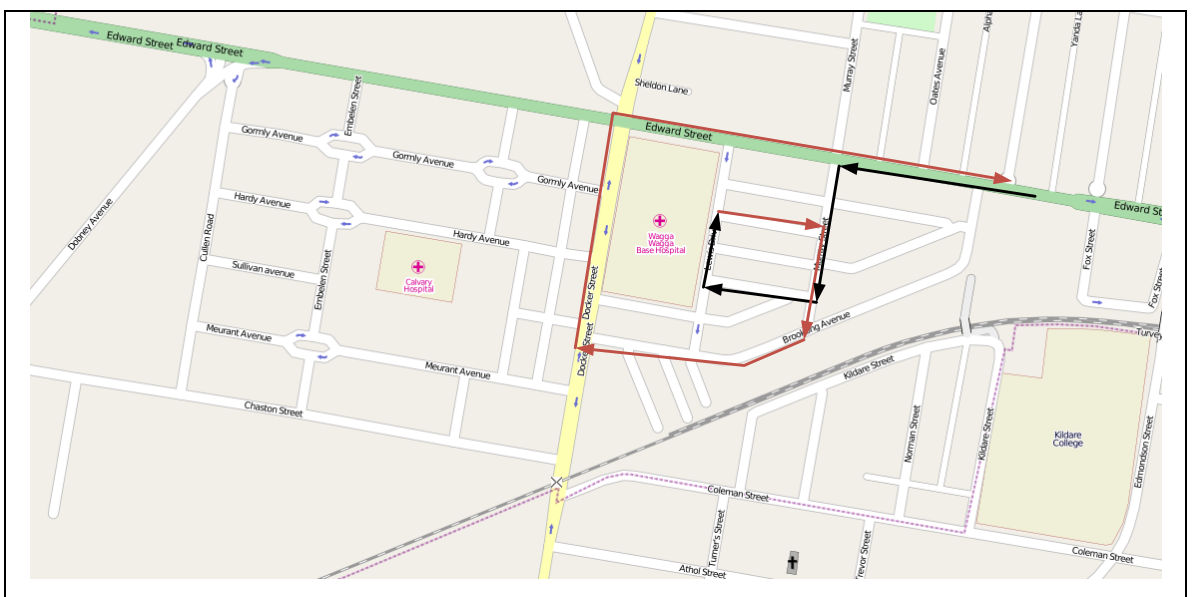
It is proposed that heavy vehicles should enter the site via Yathong Street, into New Lewis Drive and exit via Yabtree Street. This clockwise motion around the site allows right-turn swept paths to be used providing greater flexibility and minimising kerb impacts.

By following these routes, conflicting movements are avoided in narrower streets around the site and kept to Murray Street and Brookong Avenue, both of which are very wide.

Given the RMS's objective of closing right-turns at Murray Street with construction of the median from Dockers Street to Best Street, the route towards the east carrying spoil or excavation material (and return to depot for concrete trucks and other construction material trucks) will need to be south into Murray, right-turn to Brookong, right-turn to Dockers, and right-turn to Edward Street.

Figure 4-1 presents the proposed route.

■ Figure 4-1 Easterly inbound and outbound heavy vehicle routes





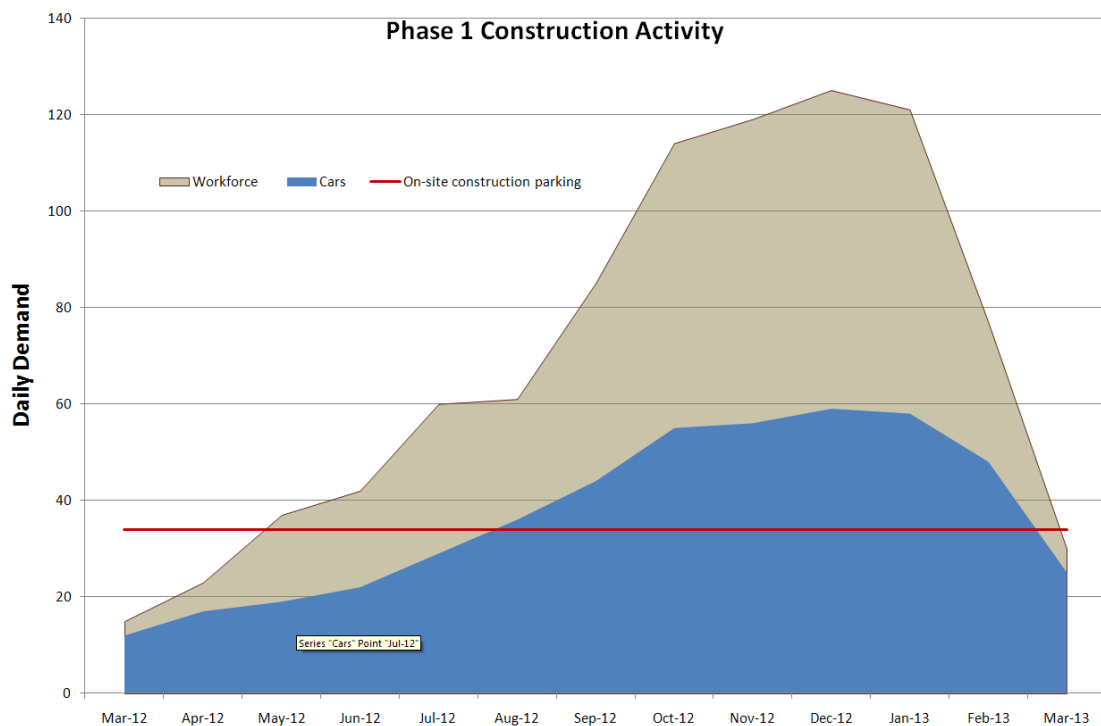
4.2. Workforce Parking

Ideally, parking would be on site or very nearby so that subcontractors can access tools and other equipment stored in their cars. With only limited onsite parking opportunities for construction staff there will need to be locations where tools can be dropped off and picked up, before parking offsite. Such an area would have peaky demand, but could be used at all times of day. To minimise unnecessary use of this, the site should also have secure spaces for tool storage so that subcontractors are comfortable leaving tools on site overnight and on weekends.

Whilst up to 125 personnel will be present on-site, not all will arrive in their own private vehicle. The expectant level of car use with regards to the personnel numbers are provided in **Figure 4-2**. The maximum vehicle demand is expected at the same time as the maximum personnel demand, to the order of 59 vehicles.

Car parking has been allocated on-site during Phase 1 to accommodate 34 vehicles associated with construction workforce car parking, this is located on the northern side of Yabtree Street directly opposite the Phase 1 construction site. This level of provision is suitable to accommodate demand for approximately 50% of the construction period. The vehicle demand relative to the on-site parking provision is demonstrated in **Figure 4-2**.

■ **Figure 4-2 Personnel and vehicle demand**





In order to ensure operational continuity for the hospital, it will be necessary for the construction workforce to be prohibited from parking outside the designated onsite area on the northern side of Yabtree Street during periods when demand exceeds provision. Additional off-street parking could provide an appropriate solution, however, the maximum shortfall of workforce parking is 25 spaces and Council have developed a scheme on Brookong Avenue which will generate approximately 30 additional car parking spaces.

On this basis it is assumed that during the short periods of time when parking cannot be accommodated on site that vehicles will park on-street in the surrounding area, with little impact to the currently provided amenity.

4.3. Vehicle access on replacement Lewis Drive during construction

Lewis Drive in the southern precinct of the Hospital provides through connectivity to Brookong Avenue for vehicles (100 vehicles/hour in the afternoon) and for pedestrians.

As described above, during construction the section of Lewis Drive between Yabtree Street and Yathong Street will be occupied to accommodate the Phase 1 construction works, including some demolition and excavation. The replacement Lewis Drive (New Lewis Drive) will need to be available for construction traffic. However, it will be unwise to mix general traffic and construction traffic along New Lewis Drive. It is proposed that New Lewis Drive be reserved for construction vehicles during Phase 1 construction, being returned for general use prior to the opening of the Phase 1 development. General vehicles exiting the site will be able to egress via a two-way Yabtree Street.

4.4. Pedestrian access on replacement Lewis Drive during construction

As discussed, there is currently a strong pedestrian movement in the afternoon peak. The pedestrian demand is dominantly hospital staff, walking along Lewis Drive heading to southern precinct carparking and offsite parking along Brookong Avenue. The present pedestrian access is unsatisfactory, as it deviates into the existing Ambulance Bay due to inadequate carriageway width.

With an increased focus on car parking in the northern precinct, it is expected that the southbound pedestrian flow will reduce. It is also expected that pedestrian staff will not walk around the construction of Mental Health, deviating along Yabtree Street and onto New Lewis Drive, but rather filter through the hospital through the back-of-house area. This is a hospital management issue, and one that can be readily accommodated within the hospital.



5. Traffic Control Management Procedures

Safe work methods should be developed as part of the project in accordance with the RTA *Traffic Control at Worksites Manual*. Safeguards to be in place onsite will include barriers, signage, beacons and traffic controllers.

5.1. Traffic Control Plans

5.1.1. Preparation and Implementation of Traffic Control Plans

All Traffic Control Plans to be used during the construction activity will be developed in accordance with *Australian Standard 1742.3* and the RTA's "*Guide to Traffic Control at Worksites*" by a suitably qualified person.

A TCP can only be prepared by a person who has undertaken and passed the RTA's "Traffic Control at Worksites Manual" training course and holds a current certification.

Relevant reference documents are:

- Australian Standard AS1742.3 -2009 *Manual of uniform traffic control devices Part 3 Traffic control devices for works on roads.*;
- Roads and Traffic Authority NSW. *Traffic Control at Work Sites (TCAWS)*. Version 4, 2010; and

All worksites and traffic control plans will be implemented by suitably qualified personnel as per the authorised TCP for the particular stage of the works. All TCPs will be implemented in accordance with the RTA's "*Guide to Traffic Control at Worksites*" with particular attention paid to the spacing of traffic control devices.

5.1.2. Inspection of Roadwork Traffic Schemes

The requirement to inspect traffic control is stipulated in Section 6 of the RTA's "*Traffic Control at Worksites Manual*" and Appendix A of *Australian Standard 1742.3*. There are three main types of inspection:

- Pre-start and pre-closedown inspections of short term traffic control;
- Weekly inspections of long term traffic control, and
- Night inspections of long-term traffic control.

The checklist in the RTA's "*Traffic Control at Worksites Manual*" is generic and can be used for all three types of inspection whether short term, long term or night.

The responsibility and frequency of inspections is clearly stipulated in Section 6.1 of the RTA's "*Traffic Control at Worksites Manual*" and is summarised in **Table 5-1**:



■ **Table 5-1: TCP Inspections**

Inspection	Responsibility	Frequency
1. Pre-start & pre-closedown	Leading Hand or site engineer	Before work starts, regularly through the shift and prior to closing down
2. Weekly Inspections	Foreman	On the day the work begins and at least once per week
3. Night inspections	Safety coordinator or site / project engineer	At least once during the first week and at least every 2 months
4. Pre-opening Inspections	Project Manager	Prior to opening temporary carriageway deviation or detour

5.2. Road Occupancy Licence

A Road Occupancy Licence authorises the occupation of a portion of the road that would normally be available to traffic. Except in the case of an Unplanned Incident, or when directed by the Police or other Emergency Services, a Road Occupancy Licence must be obtained for any work which:

- Slows, stops or otherwise delays or affects the normal flow of traffic;
- Diverts traffic from its normal course along the road, including lane closures and detours); or
- Occupies any portion of the road related area, including the footpath that is normally available for vehicular, pedestrian or bicycle movement

Applicants are required to prepare submissions for Road Occupancy Licences and complete the Roads and Maritime Service's application form.

Applications for Road Occupancy Licences should be submitted to the Roads and Maritime Service and Council at least 10 working days prior to the proposed occupancy. The Roads and Maritime Service and / or Council will grant or reject the application within this period.

The traffic control arrangements must provide sufficient capacity to accommodate the expected traffic volumes during the period of occupancy. The Roads and Maritime Service / Council will not grant approval for those activities that will not satisfy this requirement.

APPENDIX **F**

Development Stormwater Flow Statement



Consultants Memo CM 090.01

Wagga Wagga Hospital



To	Colin Fough (WWCC)	Date	23 February 2012
From	Michael Stammers (SKM),	Project No	NB11378
Copy	Refer Aconex		
Subject	Wagga Wagga Base Hospital – Development Stormwater Flow Statement		

Response Req by

Dear Colin

Further to your site meeting on 9 February 2012 with SKM's Tom Barrand (and other representatives of the project team) to discuss the drainage of the proposed Wagga Wagga Base Hospital development we are pleased to provide this statement regarding the on-site detention requirements.

The Wagga Wagga Base Hospital redevelopment involves the construction of a new car park off Lewis Drive, a Mental Health Facility, a Central Energy Plant, an Emergency Procedures and In patient Unit. The proposed hospital is to be located on the existing Hospital Site. The redevelopment of the hospital is to be carried out over several phases to enable the hospital to remain operational throughout the construction works. Our current understanding of the proposed development and the proposed staging is shown in the attached sketch.

Amongst other functional areas the main infrastructure included in each phase is:

- Early Works – Replacement Car Park
- Phase 1 - Mental Health building, Central Energy Plant, and associated roads and drainage. The roads and drainage works includes the provision of roads and overland flow routes around the proposed Mental Health site as the existing access and overland flow path along Lewis Drive is to be removed to accommodate the Mental Health building.
- Phase 2 – Emergency Procedures and In patient Unit
- Phase 3 – Imaging and additional in patient unit facilities

The Early Works - Replacement Car Park is to be constructed in an area currently occupied by soft landscaping. The Phase 1 works are located in an area currently occupied by hospital buildings, roads, car park hardstand, houses and some associated landscaped areas. The runoff from the hospital currently discharges to the existing Council drainage systems in Docker Street and Edward Street. The increase in impermeable area from the proposed development will result in an increase in runoff from the hospital site. The design has been prepared in accordance with the requirements of Australian Rainfall and Runoff (2001) and City of Wagga Wagga Engineering Guidelines for Subdivisions and Development to restrict the discharge from the Early Works development and the Phase 1 development to pre- developed levels. On-site detention is to be provided within each of the Early Works and Phase 1 works to balance the pre-development and post development flows.

SINCLAIR KNIGHT MERZ



The Phase 2 and 3 designs are currently under development and on-site detention will be provided to limit the discharge from the site to pre-development levels. The exact position and level of the on-site detention for Phase 2 and 3 will be subject to the final arrangement of the Phase 2 and 3 buildings.

Any future Phases are not currently part of the SKM scope of works. It is anticipated however that the discharge from any future Phases will have to be restricted to the pre-development flows to comply with Council requirements.

Should you require any additional information or clarification, please don't hesitate to contact Tom Barrand directly on 02 9032 1091 or the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M Stammers', written over a horizontal line.

Michael Stammers

Structural Engineer

Phone: 02-9928 2218

Fax: 02-9928 2505

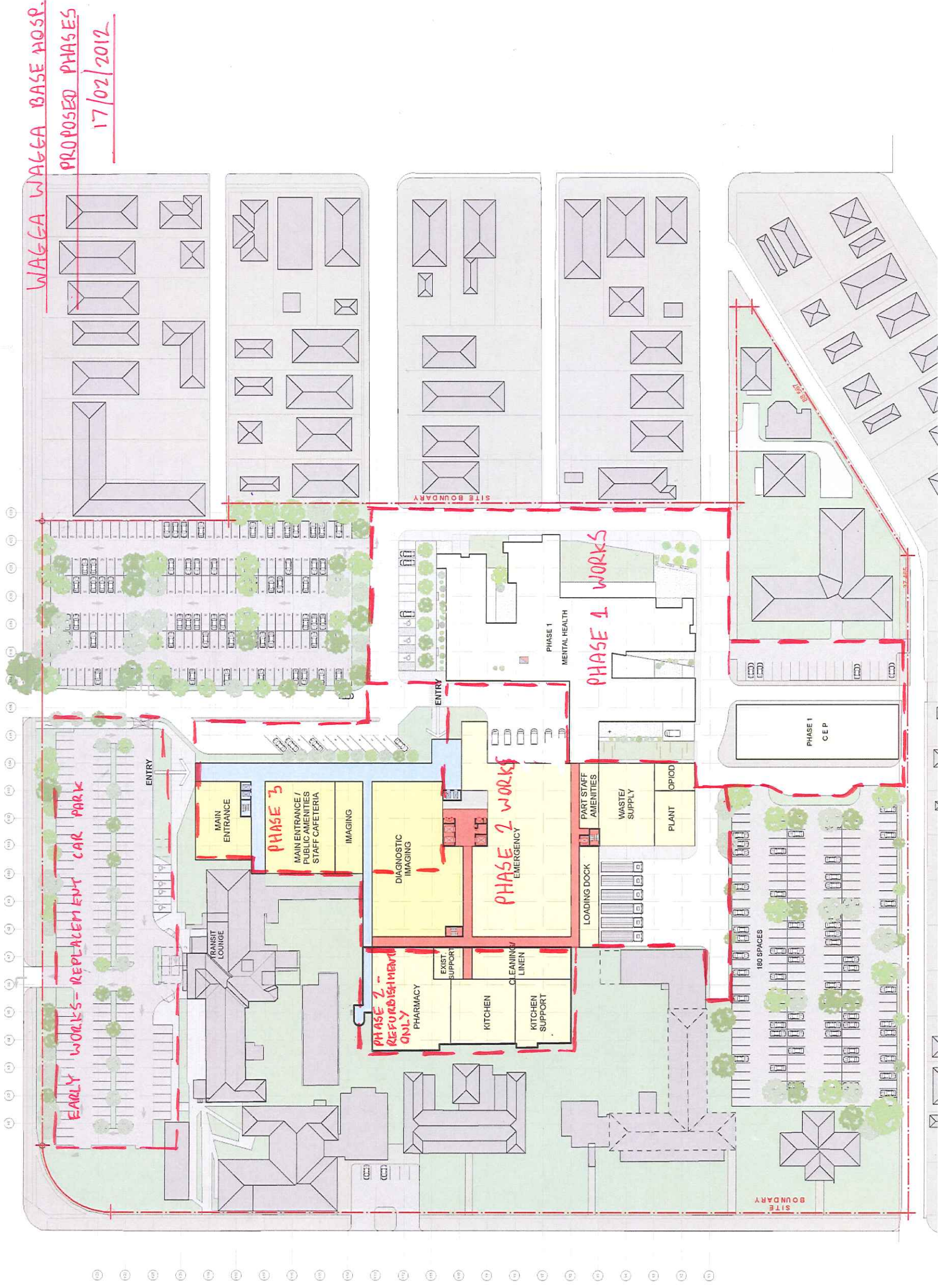
E-mail: mstammers@skm.com.au

Revision	Description	Issued by	Date	Approved
01	Issued for information	MS	23/02/2012	CA

SINCLAIR KNIGHT MERZ

Phase 3 – ground level

WAGGA WAGGA BASE HOSPITAL



APPENDIX **G**

Public Exhibition and Information Display Comments



Wagga Wagga Base Hospital Redevelopment

Public Exhibition and Information Display – 30th and 31st January 2012

Attendees

Monday, 30th January 2012

Name	Address	Support / Not Support (✓/✗)	Comments
Burkinshaw, Brendan (Mr)	23 Kaldari Crescent, Wagga Wagga NSW 2650	✓	-
Darcy, Tammy	83 Main Street, Lake Albert NSW 2650	✓	-
Gillett, Diane (Ms)	6 Gregadoo Road, Wagga Wagga NSW 2650	✓	-
Hornibrook, Graham (Mr)	201/1 Franklin Drive, Estella NSW 2650	✓	• Next best thing to having a fresh site to start anew
Hull, Warwick (Mr)	130 Kincaid Street, Wagga Wagga 2650	✓	• Keep up the good work
Kidson, Mary (Mrs)	109 Lake Albert Road, Koorringal NSW 2650	✓	• Long overdue • Essential ASAP
Kingwill, Margaret (Mrs)	'Brooklyn', Adjungbilly NSW 2727	✓	-
Menz, Vikki (Ms)	24 Warambee Street, Wagga Wagga NSW 2650	✓	• Great
Mullavey, Bernie (Mr)	28 Undurra Drive, Wagga Wagga NSW 2650	✓	• Looks good • Doesn't support whole hospital complex being built on present site – should be all on one level when dealing with Mental Health & general health issues
Player, Trevor (Mr)	PO Box 189, Temora NSW 2666 (Email: Trevor.rmhs@yahoo.com)	✓	• Increase in beds (↑) • Excellent design of HDU (↑) • Excellent overall design (↑)
Simpson, Christine (Ms)	6 Lonergan Place, Wagga Wagga NSW 2650	✓	• Currently a great shortage of facilities for Mental Health. This will be a huge boom to the area & be part of essential infrastructure needed to retain population & skills

Tuesday, 31st January 2012

Name	Address	Support / Not Support (✓/✗)	Comments
Alexander, Juanita (Mrs)	91 Fox Street, Wagga Wagga NSW 2656	✓	<ul style="list-style-type: none"> • Very good • Looking forward to having workable new hospital
Bertram, David (Mr)	19 Gidgee Place, Wagga Wagga NSW 2650	✓	<ul style="list-style-type: none"> • Time it started
Boyd, Hubert (Mr)	58 Fox Street, Wagga Wagga NSW 2650 (Email: hwbwga@optusnet.com.au)	✓	-
Coles, Geode (Mrs)	30 Drummond Street, Lockhart NSW 2656 (Email: rgi170311@hotmail.com)	✓	-
Dallow, Peter (Mr)	2 White Street, Bethunga NSW 2590	✓	<ul style="list-style-type: none"> • Fully support development of hospital
Douglass, Chris	5 Bingham Place, Wagga Wagga NSW 2650	✓	-
Horsley, Alexis (Sr)	2/55 Veale Street, Ashmont NSW 2650	✓	<ul style="list-style-type: none"> • Looks promising • Pity it's not a new start on a new stretch of land where traffic is not so heavy
Leszczynsua, Maya (Ms)	88/40 Strathalbyn Drive, Oatlands NSW 2117 (Email: mayaa.le@gmail.com)	✓	-
McGregor, Anne (Mrs)	20 Monundah Street, Wagga Wagga NSW 2650 (Email: amcgregor4@optusnet.com)	✓	<ul style="list-style-type: none"> • Looks fantastic • Bring it on
Nelson, Karen (Mrs)	32 Brookong Avenue, Wagga Wagga NSW 2650	✓	-
Rosengrew, Helen (Mrs)	60 Fox Street, Wagga Wagga NSW 2650	✓	<ul style="list-style-type: none"> • Very easy to follow plans • Very good • Looking forward to it eventuating
Shaw, Colleen (Mrs)	PO Box 5198, Wagga Wagga NSW 2650 (Email: Colleen.Shaw@bigpong.com)	✓	<ul style="list-style-type: none"> • Great to see detailed level of planning to show the serious intent of government to proceed with this project at last

Wednesday, 1st February 2012

Name	Address	Support / Not Support (✓/✗)	Comments
Auki, Eleuora (Ms)	17 Mallory Street, Ashmont NSW 2650	✓	<ul style="list-style-type: none"> The best outcome is we will have our rehabilitation unit / centre
Callaghan, Sandra (Mrs)	8 Azalea Place, Lake Albert NSW 2650 (Email: Sandra.dolan@gmail.com)	✓	<ul style="list-style-type: none"> It should assist in helping with the long term problems of Mental Health (more beds & more staff)
Dolan, Sandra (Ms)	3906 Sturt Highway, Gumby Gumby NSW 2652	✓	-
Earl, Andrew (Mr)	20 Allois Place, Koorringal NSW 2650 (Email: aearl79@hotmail.com)	✓	<ul style="list-style-type: none"> Wall between MHECSC & HDU will need to be sound proof
Hong, Mike (Mr)	Gissing House	✓	<ul style="list-style-type: none"> Sub acute – vegie garden Zen garden Herb garden
Rodriguis, Rui (Mr)	53 Brookong Avenue, Wagga Wagga NSW 2650 (Email: Rui.Rodriguis@windowslive.com)	✓	<ul style="list-style-type: none"> Due to large catchment area & increasing numbers of Mental Health presentations, it is expected that the proposed Mental Health Building will significantly increase the quantity & quality of care provided to individuals with psychosocial issues
Thomson, Alexandra (Miss)	(Email: alexthomson221@hotmail.com)	✓	<ul style="list-style-type: none"> Ensure nurses' stations are enclosed for safety Appropriate door fixtures – always open from inside Soap dispensers in bathrooms Selected high risk rooms on each ward i.e. CCTV not just seclusion i.e. ability to turn off Provide basketball area i.e. bigger area to move than old building Possible in-built radio outside which staff can control – speakers in roof Lockable space built in wall to house DVD player & TV

Summary of Attendance

Date	No. of Attendees
30 th January 2012	11
31 st January 2012	12
1 st February 2012	07
Total	30

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

MR.

Title

BRENDAN

First Name

BURKINSHAW

Last Name

Details:

23 KANDARI CRESCENT

Address

WAGGA WAGGA

Suburb

NSW

State

2650

Post Code

burki@bigpond.com

Email

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

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.....

.....

.....

Signed:

BB

Date:

30-01-12

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

_____ ~~Harry~~ Tammy _____ ~~Darcy~~
Title First Name Last Name

Details:

83 main st
Address

Lake Albert NSW 2650
Suburb State Post Code

Tam2_285@hotmail.com
Email

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

Signed:

T. Darcy

Date:

30/1/2012

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

_____ Diane _____ Gillett _____
Title First Name Last Name

Details:

_____ 6 Gregadoo Rd. _____
Address

_____ Wagga _____ NSW _____ 2650 _____
Suburb State Post Code

_____ Email

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

Signed:

_____ [Signature] _____

Date:

_____ 30-1-12 _____

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

MR GRAHAM HORNIBROOK
Title First Name Last Name

Details:

201/1 FRANKLIN DR.
Address

ESTELLA NSW 2650
Suburb State Post Code

grabett@bigpond.com
Email

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

NEXT BEST THING, I SUPPOSE, TO HAVING
A FRESH SITE TO START ANEW

Signed:

Robert Hornibrook

Date:

30.1.12

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

Title _____ First Name WARWICK Last Name HULL

Details:

Address 130 KINCAID ST.

Suburb WACCA State _____ Post Code _____

Email _____

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

Keep up the good work.

Signed:

Warwick Hull

Date:

30/1/12.

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

Title Mrs. First Name Mary Last Name Kidson (2)

Details:

Address 109 Lake Albert Rd. Wagga Wagga
Suburb Koorringal State N.S.W. Post Code 2650
Email mary.kidson@bigpond.com

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

Long overdue and essential asap.

Signed:

M. B. Kidson

Date:

30/01/12

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

Mrs Margaret Kingwill
Title First Name Last Name

Details:

"Brooklyn"
Address

Adjungbilly NSW 2727
Suburb State Post Code

Email

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

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.....

Signed:

Date:

M Kingwill

30/1/12

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

_____ Vikki _____ Menz _____
Title First Name Last Name

Details:

_____ 24 Warambee St _____
Address
_____ Wagga Wagga _____ NSW _____ 2650
Suburb State Post Code

_____ Email _____

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

_____ Great _____

Signed:

_____ Vikki _____

Date:

_____ 30.1.12 _____

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

MR BERNIE MULLAVEY
Title First Name Last Name

Details:

28 UNDYRRA DR
Address
WAGGA WAGGA NSW 2650
Suburb State Post Code

Email

Submission:



I / We support the proposed new Mental Health Building



I / We provide the comments below

Comment:

LOOKS GOOD BUT I DON'T SUPPORT
THE WHOLE HOSPITAL COMPLEX
BEING BUILT ON THE PRESENT SITE
SHOULD BE ALL ON ONE LEVEL FOR
OBTAINABLE REASONS WHEN DEALING WITH
MENTAL HEALTH & GENERAL HEALTH ISSUES.

Signed:

B. Mullavey

Date:

30th Jan 2012

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

MR.

Title

TREOR

First Name

PLAYAR

Last Name

Details:

PO BOX 189

Address

TEMORA NSW

Suburb

State

2666

Post Code

trevor.rmhs@yahoo.com.au

Email

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

↑ Increase in BODS.
↑ Excellent Range of HDU.
↑ Excellent Overall Design

Signed:

Trevor Playar.

Date:

30-1-2012

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

MR CHRISTINE SIMPSON
Title First Name Last Name

Details:

6 LONERGAN PLACE
Address

WAGGA NSW 2650
Suburb State Post Code

Email

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

There is currently a great shortage of facilities for mental health. This will be a huge boon to the area & be part of essential infrastructure needed to retain population & skills.

Signed:

C Simpson

Date:

30/1/12

Proposed New Mental Health Building
for Wagga Wagga Base Hospital



Name:

Mrs

Title

Juanita

First Name

Alexander

Last Name

Details:

91 Fox St Wagga Wagga.

Address

Suburb

NSW

State

2656

Post Code

Email

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

Very good we are looking forward
to having this workable new Hospital.

Signed:

Juanita Alexander.

Date:

31-1-12.

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

.....
Title First Name Last Name

DAVID

BERTRAM

Details:

.....
Address

19

GIDGEE

PL

.....
Suburb State Post Code

WAGGA

2650 N.S.W

2650

.....
Email

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

.....
TIME ITS START

Signed:

David w Bertram

Date:

31-1-2012

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

MR HUBERT BOYD
Title First Name Last Name

Details:

58 FOX ST
Address
WAGGA WAGGA NSW 2650
Suburb State Post Code
hwbwga@optusnet.com.au
Email

Submission:



I / We support the proposed new Mental Health Building



I / We provide the comments below

Comment:

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Signed:

21/2/12
.....

Date:

31/1/12
.....

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

Mrs Geode Coles
Title First Name Last Name

Details:

30 Drummond St
Address
Lockhart NSW 2656
Suburb State Post Code
rgj170311@hotmail.com
Email

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

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Signed:

Geode Coles

Date:

31/1/12

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

Title

First Name

Last Name

Details:

Address

Suburb

State

Post Code

Email

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

FULLY SUPPORT DEVELOPMENT OF HOSPITAL

Signed:

Date:

31ST 1ST 2012

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

Title

First Name

Last Name

CNDIS

Douglas S

Details:

Address

Suburb

State

Post Code

5 Bingham Pl

Wagga Wagga

N.S.W

2650

Email

Submission:

☒
☐

I / We support the proposed new Mental Health Building

I / We provide the comments below

Comment:

.....

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.....

.....

Signed:

Date:

31/1/12.

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

SR ALEXIS HORSLEY
Title First Name Last Name

Details:

2/55 Veale St.
Address

ASHMONT NSW. 2650.
Suburb State Post Code

Email

Submission:

☒

I / ~~We~~ support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

Looks promising as far as I can see. A pity it's
not a new start on a new large stretch
of land where traffic is not so heavy.

Signed:

A.M. Horsley

Date:

31-01-2012.

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

Ms MAYA LESZCZYNSKA
Title First Name Last Name

Details:

88/40 STRATHALBYN DR
Address

OATLANDS NSW 2117
Suburb State Post Code

maya.leszczynska@gmail.com
Email

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

.....

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.....

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Signed:

Maya Leszczynska

Date:

31 / 01 / 2012

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

MRS Anne Mc GREGOR
Title First Name Last Name

Details:

20 MOUNDAY ST
Address
WAGGA WAGGA NSW 2650
Suburb State Post Code
amcgregor⁴@optusnet.com
Email

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

looks fantastic,
bring it on.

Signed:

A Mc Gregor

Date:

31/1/12

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

Mrs

Title

Haren

First Name

Nelson

Last Name

Details:

32

BROOKING AVE

Address

WAGGA

Suburb

NSW

State

2650

Post Code

Email

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

Signed:

Haren Nelson

Date:

31.1.12

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

Mrs
Title

Heleen
First Name

ROSENGREN
Last Name

Details:

60 Fox St
Address

WAGGA WAGGA NSW 2650
Suburb State Post Code

Email

Submission:

☒ I / We support the proposed new Mental Health Building

☐ I / We provide the comments below

Comment:

Very easy to follow plans
- appears to be very
good - looking forward
to it eventuating!!

Signed:

Rosengren

Date:

31/1/12

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

Mrs COLLEEN SHAW
Title First Name Last Name

Details:

PO Box 5198
Address
WAGGA WAGGA NSW 2650
Suburb State Post Code
Colleen.Shaw@bigpond.com
Email

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

Great to see the detailed level
of planning, to show the serious
intent of government to proceed with
this project at last.

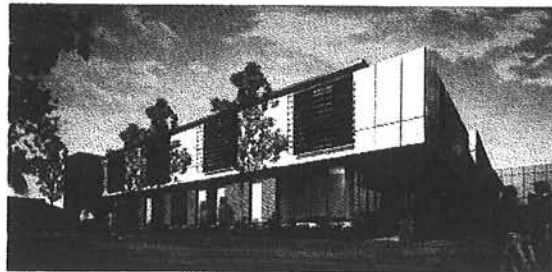
Signed:

Colleen Shaw

Date:

31.1.2012

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

MS Elenora AUKI
Title First Name Last Name

Details:

Address
17 Mallory St, ASHMONT, NSW
Suburb State Post Code 2650
Wagga Wagga
Email

Submission:

☒

I / ~~We~~ support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

The best outcome is we ~~now~~ will ^{have} our
our rehabilitation unit / centre.

Signed:

Date:

J. Bucki

1-2-2012

**Proposed New Mental Health Building
for Wagga Wagga Base Hospital**



Name:

MRS SANDRA CALLAGHAN
Title First Name Last Name

Details:

8 AZALEA PL
Address
Lake Albert N.S.W. 2650
Suburb State Post Code

Email _____

Submission:

☒

I / We support the proposed new Mental Health Building

☐

I / We provide the comments below

Comment:

It should assist in helping with the long term
problems of Mental Health. (More beds and more staff).

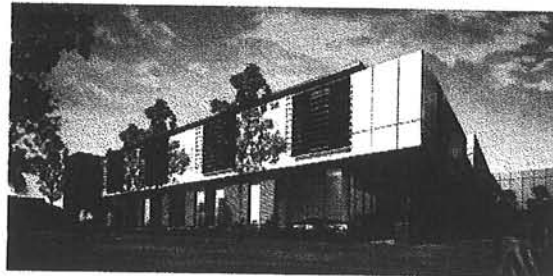
Signed:

Date:

S. Callaghan

1 - 2 - 2012

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

Ms
Title

SANDRA
First Name

DOLAN
Last Name

Details:

3906 Stuart Hwy
Address

Gumby Gumby
Suburb

NSW
State

2652
Post Code

sandra.dolan01@gmail.com
Email

Submission:



I / We support the proposed new Mental Health Building



I / We provide the comments below

Comment:

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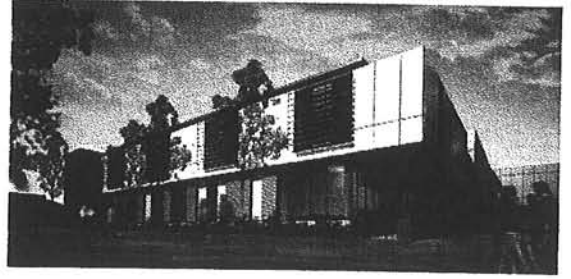
Signed:

S. Dolan

Date:

11/2/12

**Proposed New Mental Health Building
for Wagga Wagga Base Hospital**



Name:

Mr

ANDREW

EARL

Title

First Name

Last Name

Details:

20 ALLOIS PLACE

Address

KOOKINGAL

NSW

2650

Suburb

State

Post Code

near179@hotmail.com

Email

Submission:



I / We support the proposed new Mental Health Building



I / We provide the comments below

Comment:

Wall between MHECSC & HDY
will need to be sound proof.

Sub acute - vegie garden

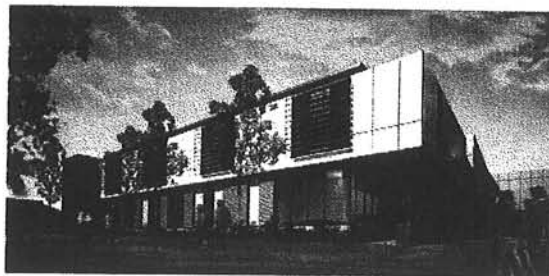
Signed:

[Signature]

Date:

1/2/12

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

.....
Title First Name Last Name

Details:

.....
Address

.....
Suburb State Post Code

.....
Email

Submission:

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I / We support the proposed new Mental Health Building

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I / We provide the comments below

Comment:

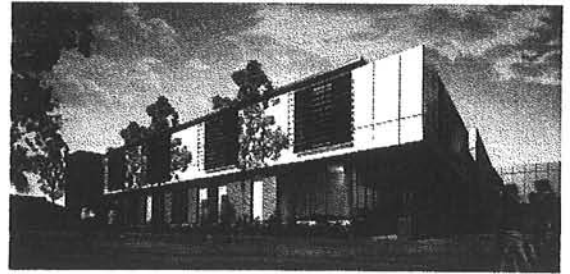
.....
Zen garden
Herb garden
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.....

Signed:

Date:

.....
1/2/12

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

HR Rui Rodriguez
Title First Name Last Name

Details:

53 BROOKING AVENUE
Address
WAGGA WAGGA NSW 2650
Suburb State Post Code
WAGGA WAGGA
Email Rui.Rodriguez@windowslive.com

Submission:

☒

I / We support the proposed new Mental Health Building

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I / We provide the comments below

Comment:

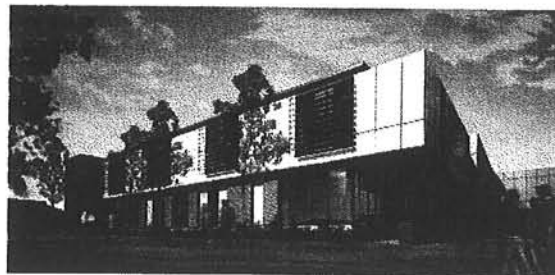
Due to the large catchment area and increasing
numbers of mental Health Presentations it is expected
that the proposed mental Health building will significantly
increase the quantity and quality of care provided to
individuals with psychosocial issues.

Signed:

Date:

1/2/2012

Proposed New Mental Health Building for Wagga Wagga Base Hospital



Name:

MISS

Title

Alexandra

First Name

Thomson

Last Name

Details:

Address

Suburb

State

Post Code

Email alexthomson221@hotmail.com.

Submission:

☒

I/we support the proposed new Mental Health Building

☒

I/we provide the comments below

Comment:

- ensure nurses stations are enclosed for safety.
- appropriate door fixtures - always open from inside.
- Soap dispensers in bathrooms.
- Selected high risk rooms on each ward % CCTV not just Seclusion
- Provide basketball area % bigger area to move than old building. % ability to turn off.
- Possible in built radio outside which staff can control - Speakers in Roof.
- Locable ~~sub~~ built in wall to house DVD Player + TV. Space.

Signed:

AX →

Date:

1/2/12