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18<sup>th</sup> November 2020

Sam Robins  
Senior Town Planner  
Wagga Wagga City Council  
PO Box 20  
WAGGA WAGGA, NSW, 2650

Dear Sam,

**THE RIVERINA CLINIC (DA20/0476)**  
**336-344 Edward St WAGGA WAGGA NSW 2650**

### **Response to request for additional information**

Thank you for providing Daryl Jackson Alastair Swayn (DJAS) the opportunity to submit additional information in regard to our recent Development Application submission for the Riverina Clinic, Wagga Wagga. In response to your letter of 28<sup>th</sup> October, 2020, we have included clarifications and additional information to assist the Council in their deliberations.

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**Request/ clarification 01-** *Council request that the applicant submit an arborist report that addresses the impact of the proposed development on the Gum Tree located at the rear of 55 Gormly Avenue and the potential impact of the tree on the proposed development over the life span of the tree.*

**Response-** A qualified arborist was engaged to review the impact of the proposed development on the gum tree. An arboricultural impact assessment was created, which recommended development for the Riverina Clinic should proceed, subject to several requirements in the construction phase. These recommendations will be adhered to.

Please refer to Attachment A – Arborists report

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**Request/ clarification 02-** *Parking report states 16 outpatients for clinics but table 1 only says 12 – please address this.*

**Response-** The report has been updated to reflect this. Table 1 now states 16.

Please refer to Attachment B – Updated traffic engineers reports.

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**Request/ clarification 03-** *Is there visiting hours? If so what are they?*

**Response -** Visiting hours will apply only to the 12 inpatients. Hours will be restricted to a 3-4 hour window each day, with up to 8 hours on weekends. These hours will be avoid staff change over. It is expected each patient will have visitors once or twice a week.

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**Request/ clarification 04** - *Is it possible for the outpatient group sessions to be outside of visiting hours for inpatients? This would assist in justifying parking numbers.*

**Response-**The outpatient clinic and day therapy/ hospital programs are intended to operated Monday to Fridays, 8am to 6am. Outpatient group sessions could be all day sessions. Parking conflicts are minimised on weekends, as no outpatient group sessions are proposed. To minimise parking conflicts, the operational focus will be to separate staff change over and visiting hours.

The Parking Assessment report noted ample on street parking is available within 200m of the site for employees and visitor overflow from the on-site car park.

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**Request/ clarification 05** - *The traffic report refers to a 'bus service' (assumed to be a standard size car) please confirm this is the case and that no specific 'bus' parking is required on site and that the normal visitor/staff spaces are proposed to be utilised by this vehicle*

**Response-** A vehicle/van will be provided by the health facility to provide transport to participants of the health facility to encourage participants not to drive. Note the selection of the vehicle/van is to be completed by management of the facility, management are to ensure that a suitable vehicle/van is selected to meet the car park layout.

Please refer to Attachment B – Updated traffic engineers reports.

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**Request/ clarification 06** - *Please can you review the parking layout and clearly show how vehicles can perform a three point turn on site with the carpark at capacity. Please amend the design of the carpark if this is not possible.*

**Response-** As per AS2890.1:2004 Clause B4.4, "Constant radius swept paths, based on the design vehicle's minimum turning circle are not suitable for determining the aisle with needed to manoeuvre into and out of parking spaces." This extends into manoeuvring in aisles. Hence, Drawing CR193049\_C022 shows that a B85 vehicle as defined by AS2890.1:2004 will not be able to perform a suitable turning manoeuvre to leave the car park. The car park has allowed for a blind aisle to assist manoeuvring into and out of this turn around bay as per Northrop Drawings showing the car park layout.

As part of the proposed car park layout, we are proposing the end space is converted to a turn around bay. This would result in a zero net change in parking due to the additional parking space added at the Southern end of the car park.

Please refer to Attachment B – Updated traffic engineers reports.

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**Request/ clarification 07** - *It is recommended that the carpark be reviewed to provide additional spaces if possible. The loss of some landscaping in the north eastern and south eastern corners of the carpark to allow for additional spaces would be preferable.*

**Response-** The design team have managed to accommodate an additional car park space. However, due to the requirements of item 06, the car park has been extended at the South Eastern corner of the site to allow for one additional bay. This bay has been used as a turn around bay and hence there has been a net change of zero car parking spaces.

Additional parking was investigated in the north eastern corner of the carpark. Insufficient space for reversing due to the angle of Edwards Street prevented this option.



We trust the responses and additional information satisfy the requirements of the Council. DJAS are available to provide additional clarifications and responses as needed. If there are considerable impediments in the proposed operation of the facility, the Riverina Clinic propose will work cooperatively with the Council to ensure strong outcomes for the community are achieved.

We look forward to your deliberation.

Yours sincerely

**Daryl Jackson Alastair Swayn Pty Ltd**

Evan Williamson  
**Associate**