



PCU025439

Glen Diggins and Trudy King  
6 Yabtree Street  
Wagga Wagga NSW 2650

Phone: 0402 273 174

26 August 2011

Major Projects Assessment  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Department of Planning  
Received  
30 AUG 2011  
Scanning Room

**Attention: Director, Metropolitan and Regional Projects South**

**SUBMISSION**

**Proposed Redevelopment Wagga Wagga Base Hospital  
Concept Plan : MP10\_0226**

We would like to submit our objection to certain aspects of the proposed development for the Wagga Wagga Base Hospital.

In particular our objections are centred on the traffic flow in Yabtree St and the proposed *New Street* and further to the Murray/Edward Sts intersection.

**The proposal is for:-**

- (a) Yabtree St to be one-way to the east between Lewis Drive and *New Street*, then two-way from *New Street* to Murray St (see Diagram A).
- (b) *New Street* (between Yabtree and Yathong Sts) to be a newly constructed two-way thoroughfare.
- (c) It is unclear as to how Yathong Lane will be incorporated into the proposal.
- (d) The assumption from the proposal is that traffic exiting the Yabtree St North car park and wanting to egress the WWBH precinct to the north, north-east, CBD, and east direction will be encouraged to use the Murray/Edward Sts intersection via Yabtree St.

**Our objections are as follows:-**

- (1) Yabtree St is too narrow a thoroughfare for the purpose of two-way traffic and one side residential parking.

There is no purpose to be gained for traffic travelling to the west from Murray St entrance as they cannot access Yabtree St North car park. The only option is for traffic to turn left into *New Street*.

This only serves to heighten traffic movement in *New Street* as well as congest the *New Street* and Yabtree St intersection.

- (2) The construction of *New Street* as a two-way thoroughfare serves no purpose as traffic heading north cannot access the Yabtree St North car park or any other facility in the WWBH.

Traffic cannot turn left at the *New Street* and Yabtree St intersection into Yabtree St west.

The movement of northbound traffic in *New Street* will result in a T-intersection with Yabtree St. This will cause traffic congestion with traffic seeking to turn right from Yabtree St west and traffic from *New Street* seeking to turn right into Yabtree St east.

- (3) Yathong Lane in its current state is only a lane-way exiting to the east over a designated footpath in Murray St, not to mention the unsustainability of the road surface and lack of kerbing and guttering.

This lane-way is also totally unsuitable for two-way traffic due to its narrow width.

- (4) Further thought needs to be given to the Murray/Edward Sts intersection.

This is a major intersection incorporating heavy traffic flow of all types of vehicles along a major highway.

The current proposal seeks to increase traffic flow to this point by the diversion of traffic exiting Yabtree St North car park and the Emergency Department of WWBH via Yabtree St to travel to the Wagga CBD, north, north-east and east.

There is ample evidence of police and RTA reports to show that major traffic collisions have occurred at this site on numerous occasions involving at least one fatality in the past.

We would expect the overriding objective is to decrease the traffic flow using this intersection rather than increase it.

**We would like favourable consideration to the following:-**

- (1) Yabtree St to be designated one way to the EAST only.

This would allow egress for traffic leaving Yabtree St North car park and emergency vehicles exiting the Emergency Department of WWBH.

To emphasise this point, a road structure should be built at the west end of Yabtree St with the intersection of *New Street* to narrow the road to one-lane indicating one-way traffic to the east only. This would also encourage traffic exiting the Yabtree St North car park to egress to the south and west using the major exit to be constructed at Docker St.

To accommodate residents of Yabtree St, two-way traffic for that section of Yabtree St EAST only.

To allow residential traffic the 'traffic island' structure at the *New Street* and Yabtree St intersection could be shaped to control traffic movement east whilst allowing residential traffic egress to *New Street* (see Diagram B).

A sign erected at the eastern entry to Yabtree St denoting RESIDENTIAL TRAFFIC ONLY or NO ACCESS TO PARKING would achieve this objective.

- (2) *New Street* be designated one way to the SOUTH only.

This would still allow vehicles to egress Yabtree St North car park and emergency vehicles wishing to travel to the south and west.

If necessary ONLY emergency vehicles should be allowed to travel north to access the Emergency Department of WWBH.

- (3) Yathong Lane to be closed to ALL traffic at the intersection of Yathong Lane and *New Street*.

There is no need for Yathong Lane to be utilised as an entry or exit point for the WWBH.

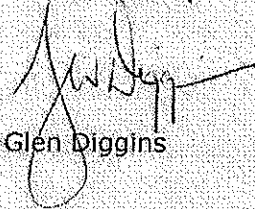
- (4) Parking restrictions to apply in Edward St on the eastern and western approaches to the Murray St intersection.

By applying NO PARKING and NO STANDING to the approaches of the intersection, visibility of oncoming traffic from the east and west will ensure that traffic movement through and across the intersection will be a lot safer.


We are in full support of the WWBH redevelopment and feel that the proposals put forward do not detract from the overall concept.

We are happy to discuss in detail if required.

Yours sincerely

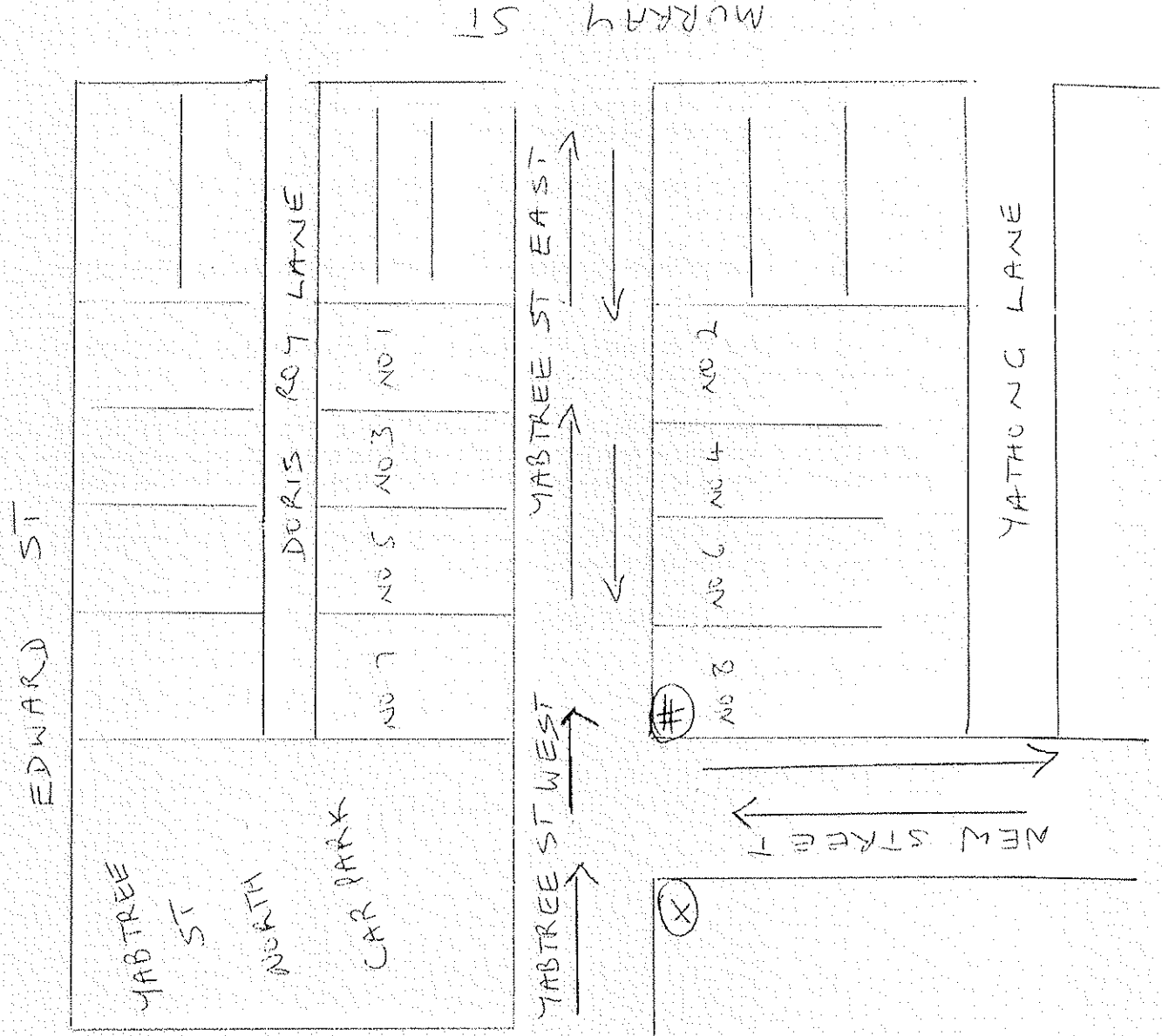


Glen Diggins



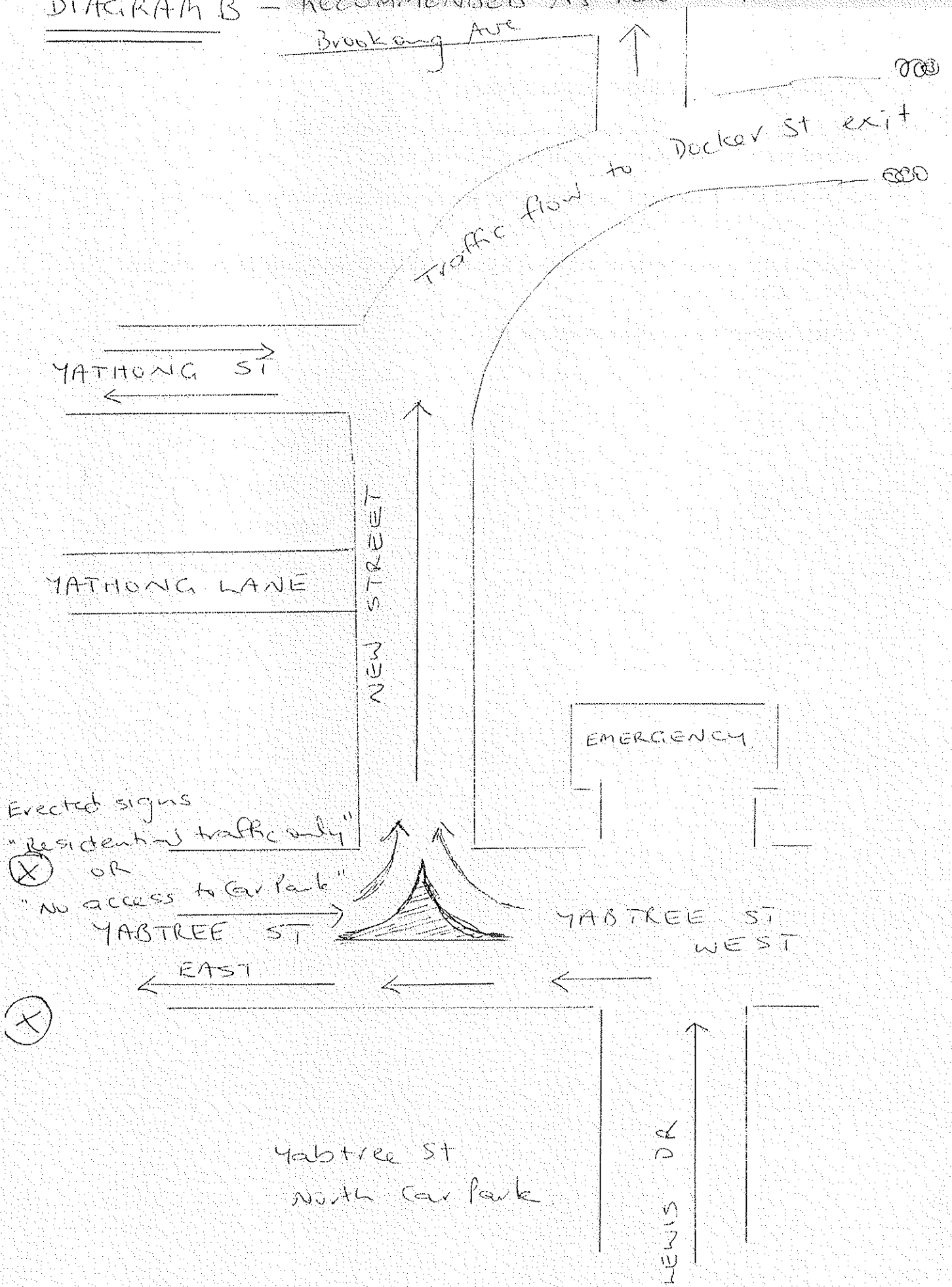
Trudy King

DIAGRAM A - As Per Concept Plan M/10-0226



- (X) RIGHT TURN ONLY
- (#) LEFT TURN ONLY

DIAGRAM B - Recommended As per Attached Submission

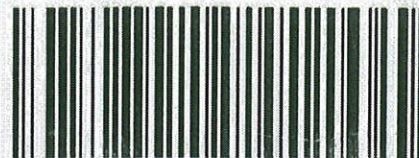


Erected signs  
"Residential traffic only"  
OR  
"No access to Car Park"

(X)

(X) Erected signs.

John and Cheryl Lugton  
2 Yabtree Street  
Wagga Wagga NSW 2650



PCU025312

22<sup>nd</sup> August 2011

RE: WAGGA WAGGA BASE HOSPITAL REDEVELOPMENT  
APPLICATION NO: MP10-0226 Concept Plan

Department of Planning  
Received  
25 AUG 2011  
Scanning Room

Dear Sir,

We would like to submit some objections to some parts of the proposed development for the Wagga Wagga Base Hospital.

As we are residents of Yabtree Street, our concern is this street and the narrow back lane that we use to access our garages, namely Yathong Lane.

We feel strongly that Yabtree Street is far too narrow a street to be used as two way with parking, and as there is no reason for two way traffic on the New Street, as you cannot access the Yabtree Street north car park or any other place but Yabtree Street, then it is pointless to just direct a large volume of traffic down this street, consequently we feel that the **New Street should be just one way south only, with Yabtree Street to be one way from the Hospital to Murray Street for traffic.** We have a very **strong objection** for Yabtree Street to be made into a no parking street, as it means that we will have no parking in front of our houses (this is not the middle of Sydney, and we cannot really think of any other streets in Wagga Wagga with no parking allowed in front of houses). We operate a taxi in Wagga Wagga and as such there needs to be parking in our street to park the taxi when it is not on the road or it is changing shifts - there is no depot in Wagga Wagga as all taxis are privately operated and as such are left at the owners house, it is just not feasible or safe to just park it anywhere.

Also another large worry is just what is going to happen with Yathong Lane, this lane is a really narrow lane that is used for entry to our garages, as most of these houses were built around 1926 or so, they only have back entrances, it has been an enormous problem in the past trying to get in and out of our garages because of the traffic using this lane and/or parking in it, consequently a lot of the time we have been just blocked into our garages. **Yathong Lane needs to be closed off at the intersection of Yathong Lane and the New Street to prevent a continuous stream of traffic using this lane,** because Yabtree Street will only be four houses long now with the demolition of the end four houses, it means that our back lane will be very short and we will have little chance of getting in and out of our garages with a stream of traffic whizzing around the corner and down the lane. Also this lane does not open straight onto Murray Street but crosses over a footpath, as does Doris Roy Lane, it seems rather a strange and dangerous thing to have a lot of traffic entering Murray Street over a footpath!

We also think that **on Yabtree Street,** as there will only be about 8 car spaces left to park, perhaps a **RESIDENT ONLY** sign issued one each house could be issued and displayed on our cars, this would be really good, as it will enable us to have visitors

and also trademen to park (another problem with no parking, just where does the trademan park when we have to have them?). There would need to something built at the west end of Yabtree Street with the intersection of the New Street to narrow the street into one lane and showing one way traffic to the east only. There also needs thought as to where the garbage collector will collect, now we pop our bins out the front for collection.

So while we are in support of the new hospital development, and we know that everyone is getting "warm and fuzzy" with all of this, full consideration should and must be made to the remaining residents of Yabtree Street, which now only number eight of us, after all this is a residential street and we are as such all ratepayers, and while we don't normally worry about all the traffic etc in this area, we feel that we simply cannot tolerate anything less than we now have, besides just who will want to buy a house with no parking out the front, if any of us decide we need to sell one day.

We hope that a plan can be come up with that will enable us to continue with our lives and jobs as normal and we not just thrown in the "cannot be bothered with" pile of things that are just to hard to solve, and perhaps you may think of yourself living in one of these residences and just how you would tolerate it all.

Yours sincerely,



JOHN LUGTON

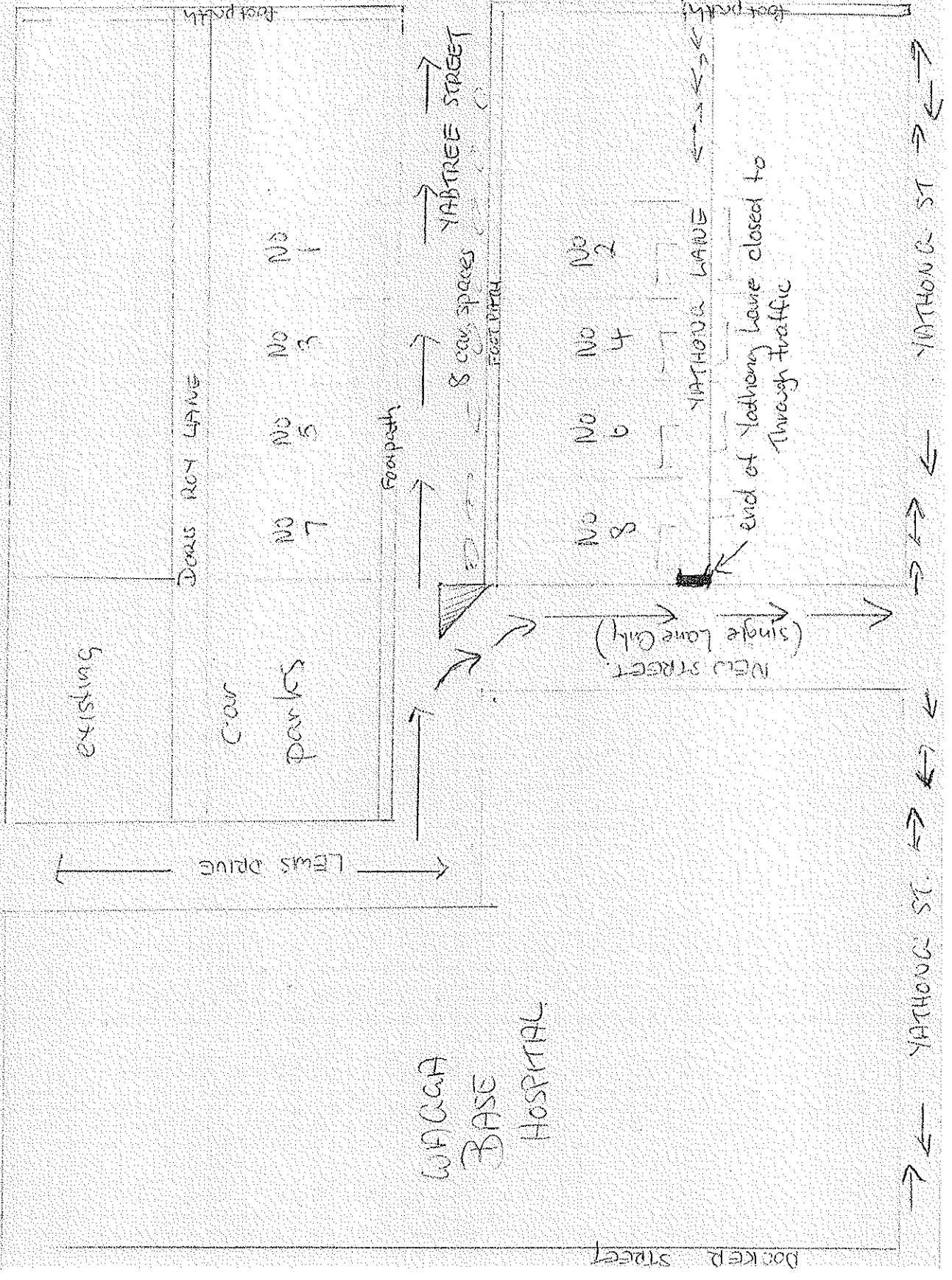


CHERYL LUGTON

CHERYL LOXTON  
 & YABTREE ST.  
 WAGGA WAGGA 2650

EDWARD STREET

EDWARD STREET



WAGGA  
 BASE  
 HOSPITAL

MORRABY STREET

LANE

DOCKERY STREET

YATHONG ST. → ←



Attention:

(Page 1 of 2)

4 YABTREE STREET,  
WAGGA WAGGA. 2650

September 5, 2011.

Department of Planning,  
Major Projects Assessment.  
Fax 02-92286455.Re: Proposed Wagga Wagga Base Hospital  
Redevelopment - MP10\_0226. - SUBMISSION

I refer to my emails of today indicating that my husband and I had been away for five weeks and only returned today. This is my first opportunity to make a submission on the proposal.

1. I submit that there should be no hospital traffic using Yabtree Street or Yathong Lane and both should terminate with cul-de-sacs at the hospital end. I give the following reasons in support of my contention.
2. Westbound traffic entering Yabtree Street will be doing nothing more than joining proposed southbound traffic exiting the hospital.
3. Eastbound traffic entering Yabtree Street will only exacerbate the already dangerous traffic situation that exists at the intersection of Murray Street and the Sturt Highway (Edward Street). There have been several road accident fatalities at this intersection and the current dangerous situation, resulting from very poor visibility and zero traffic controls has been well documented following meetings between local residents, the local State Member, RTA, and local Council.
4. The proposed two-way traffic in Yabtree Street (which is quite narrow at less than 8 metres width) will remove the availability of residential parking (which is required for residents, visitors and tradespersons). Parking is also not available in Yathong Lane at the rear of Yabtree Street.