



04/06/2021

Mr Nicholas Dowman
Senior Town Planning Advisor
Health Infrastructure
1 Reserve Road
St Leonards NSW 2065

Dear Mr Dowman

**Griffith Base Hospital Redevelopment (SSD-9831828)
Response to Submissions**

The exhibition of the Environmental Impact Statement (EIS) for the above proposal (SSD-9831828) ended on 27 May 2021. Submissions received by the Department of Planning and Environment (the Department) from government agencies during the exhibition of the project are available on the Department's website at: <https://www.planningportal.nsw.gov.au/major-projects/project/40356>.

In accordance with clause 85A of the Environmental Planning and Assessment Regulation 2000, the Planning Secretary requires the Applicant to respond to all issues raised in these submissions and government agency advice, and where necessary, technical supporting documents must be revised.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in agency submissions, requires the matters at **Attachment 1** be addressed in full. You are requested to provide the Department with a response to the submissions within two months.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which you provide your Response to Submissions to the Department are not included in the deemed refusal period.

If you have any questions, please contact Ingrid Berzins on (02) 9373 2885 or via email at Ingrid.Berzins@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in grey ink, appearing to read 'J.M.L.'.

Jason Maslen
A/Director, Social and Infrastructure Assessments
Social & Infrastructure Assessments
as delegate for the Planning Secretary

ATTACHMENT 1 – KEY ISSUES

Acoustic Impacts

1. Address the potential noise impact to nearby sensitive receivers from logistics vehicle movements and activities associated with the Non Clinical Services Building.

Parking and Access

2. Provide further explanation as to how the forecast parking demand of 147 public spaces is calculated (Table 6 of the Traffic and Parking Report).
3. Address the vehicle access restrictions identified in the swept path analysis for large vehicles utilising the existing service access at Animoo Avenue to the rear of the hospital.

Architectural Plans and Considerations

4. Provide a response to the design recommendations identified by the Government Architect New South Wales in the correspondence dated 24 March 2021.
5. Confirm the floor space ratio (FSR) and the gross floor area (GFA) as the Environmental Impact Statement states the proposal will have a FSR of 0.28:1 based on a gross floor area (GFA) of 18,145sqm, which is different to the architectural plans that identify an FSR of 0.3:1 based on a GFA of 19,337sqm.
6. Provide dimensions (including RLs) on the architectural plans showing the maximum building height of the western and eastern wings of the new Clinical Services Building.
7. Show the intended location of the mortuary and parking area for the hearse at the rear of the hospital on the architectural plans.

Surrounding Development

8. Provide details of the separate approval for the construction of the Non Clinical Services Building and the approved floor plans.

Timing and Future Uses

9. Provide a brief outline of the likely future uses to be undertaken in the Community Health Centre.
10. Provide a summary of the enabling works currently being undertaken on the hospital site and timing for those works.