



MAJOR PROJECT ASSESSMENT

**Griffith Community Private Hospital and Murrumbidgee
Clinical Teaching and Learning Centre**

**41 – 45 Animoo Avenue Griffith
Lot 1 DP 1043580**

Application Number MP 11_0053



May 2012

EXECUTIVE SUMMARY

This report provides an assessment of the application lodged by St Vincents and Mater Health Sydney Limited, seeking approval for the construction of a three (3) storey private hospital and teaching and learning centre.

The subject site is located on the corner of Animoo Avenue and Warrambool Street Griffith within the Griffith Local Government Area. The subject site is known as Lot 1 DP 1043580 and has an area of 5590m². The site is currently vacant and was previously home to the Pioneers Lodge Nursing Home, which has relocated elsewhere within Griffith. The former nursing home building has recently been demolished.

The site is located within a residential area, with surrounding land uses consisting of residential dwellings, a primary school, Griffith Base Hospital, medical centres and a church. The subject site is located less than one (1) kilometre from the Griffith CBD.

The project relates to the development of a private hospital, with the project known as Griffith Community Private Hospital and Murrumbidgee Clinical Teaching and Learning Centre. The facility once operational will cater for residents of Griffith, Carrathool, Hay, Lachlan, Leeton, Murrumbidgee and Narrandera Local Government Areas (the Murrumbidgee Cluster), which caters for approximately 60 000 people.

The hospital will provide 20 overnight beds and 20 day beds and will provide the following services: orthopaedics, gastroenterology, ophthalmology, ENT, urology, general surgery and general medicine.

The Teaching and Learning Centre will provide shared clinical teaching facilities for an estimated 59 medical students, 17 nursing students, 30 allied health professionals from multiple partnering universities, as well as 8 vocational trainees per year.

The project will be built in two stages, with Phase One comprising of the Teaching & Learning Centre, and Phase Two will comprise of the hospital once funding has been obtained. A \$3.2 million Innovative Teaching and Training Grant from the Commonwealth Department of Health and Aging has been obtained for the Teaching & Learning Centre.

The estimated Capital Investment Value for Phase 1 is \$4 452 000 and Phase 2 is \$11 423 000. The proponent has indicated that the project will provide 80 full time construction jobs and 45 full time operational jobs once the project is complete.

The subject site is zoned 2(a) Residential under the *Griffith Local Environmental Plan 2002*. Hospitals are permitted within the zone with development consent.

Exhibition & Submissions

The proposal was placed on public exhibition from Friday 20 January 2012 to Friday 2 March 2012. As the exhibition period commenced during January, the exhibition period was extended until the end of February as per the Department of Planning & Infrastructures directives for the holiday period (on exhibition for a total of 42 days). The proposal was notified in writing to surrounding landowners and advertised in The Area News, The Sydney Morning Herald and The Daily Telegraph. At the close of the exhibition period Council received one (1) submission supporting the project. A response from the proponent was not considered necessary in this instance.

Conclusion:

Griffith City Council has assessed the merits of the proposal, and considers that the key issues identified by the Director General in the Director Generals Requirements issued on 8 June 2011 have been addressed in detail. Griffith City Council is satisfied that the facility can be adequately managed to ensure a satisfactory level of amenity and environmental performance, pursuant to section 75J of the EP&A Act.

Griffith City Council is satisfied that the subject site is suitable for the proposed development and that it will provide significant health, social and economic benefits for the region. Griffith City Council considers the project to be in the public interest and recommend that the Department of Planning and Infrastructure provide its approval subject to the conditions of consent provided in attachment 'A'.

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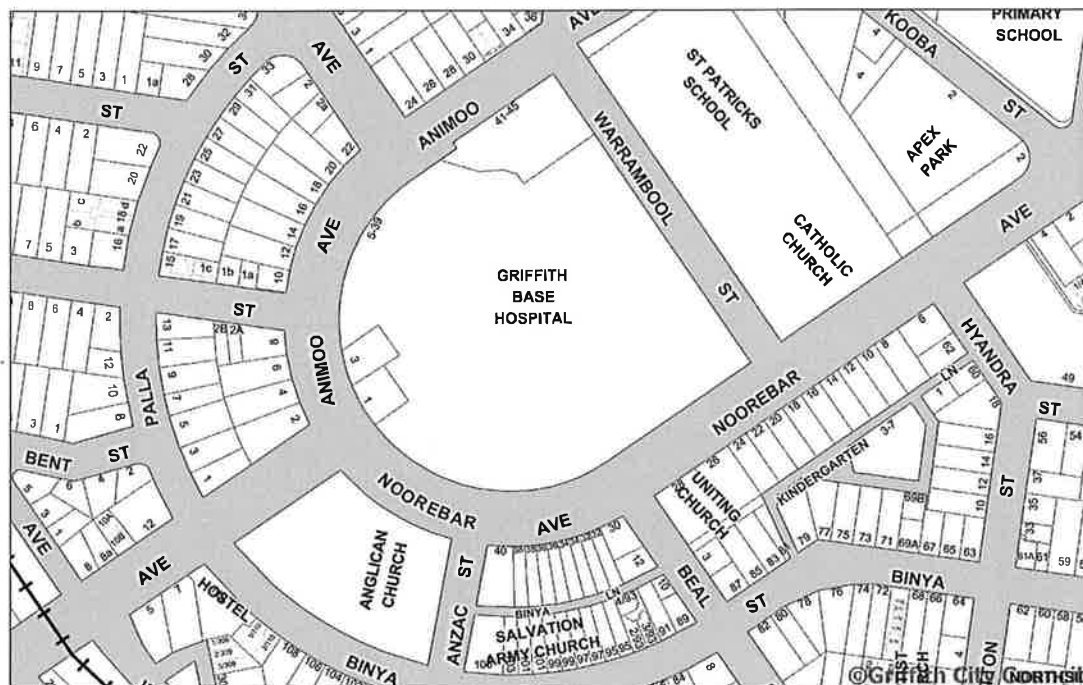
Background

Site Context & Location

St Vincents and Mater Health Sydney limited propose to construct a three-storey co-located private hospital and teaching and learning centre at 41 – 45 Animoo Avenue Griffith (Lot 1 DP 1043580) and incorporation of the road reserve for onsite car parking. The site has an area of 5590m² and the buildings will have a total floor area of 3548m², ground level at 2895m² and first floor at 653m².

The proposal will be built in stages, with phase one consisting of the construction of the Murrumbidgee Clinical Teaching and Learning Centre. Phase two will be the construction of the private hospital.

The site is owned by Griffith City Council and is located on the corner of Animoo Avenue and Warrambool Street Griffith and is situated within land zoned residential. The subject site is located within the Griffith Local Government area. The site was originally part of the Griffith Base Hospital site, however has been subdivided in the past to create a separate allotment for a former aged-care facility. The proposed private hospital will be located only metres from the existing public hospital and associated facilities.



Site Description & Features

The subject site is almost rectangular in shape, with the exception of the western boundary common with the adjoining allotment which is the site of Griffith Base Hospital. The boundary follows the curve of an internal vehicular accessway which services part of the existing hospital. The site has an area of 5590m², a frontage length along Animoo Avenue of approximately 115 metres and frontage to Warrambool Street of approximately 60 metres.

The site has previously been used as an aged care facility (Pioneers Lodge Nursing Home) which has since been relocated elsewhere in the LGA. In 2011 an application was lodged with Griffith City Council and granted approval for the demolition of the former aged-care facility (DA 50/2011). The demolition was finalised in early 2012, with the site currently vacant of any buildings.

Surrounding Development

Development surrounding the site consists of a mixture of uses including residential dwellings, a retirement village, an existing public hospital and associated facilities, churches, primary schools, a pre-school, privately operated medical centres and dental clinics, backpacker hostels, a supermarket and public parklands. The site is located just over one kilometre from the city centre of Griffith (Banna Avenue).

Strategic Context

State plan

Under the New South Wales State Plan, health is identified as one of five areas targeted for improvement throughout New South Wales. The proposal is considered to positively contribute towards the improved service of health care, particularly for rural New South Wales.

Proposed Project

Project description

The proposal includes the following:

- Staged construction of a co-located three story teaching and learning centre and private hospital. The hospital will be single story in height and consist of four 'clusters' including an admin/ambulatory cluster, procedural cluster, support cluster and inpatient cluster. The teaching and learning centre will be situated partially on the ground floor and will occupy the first floor level above the admin/ambulatory cluster.
- Use of part of the road reserve for car parking.
- Provision of forty-six (46) onsite car parking spaces;
- Landscaping, including courtyards and a healing garden.

Proposed Site Plan



The development includes the opening of two new accessways off Warrambool Street. Public vehicular access to the site will be from Warrambool Street with egress via an existing accessway to Animoo Avenue. Access and egress to the staff car park will be from Warrambool Street via a dual accessway.

Phase One – Murrumbidgee Clinical Teaching and Learning Centre:

Phase One will include the Murrumbidgee Clinical Teaching and Learning Centre which is to be developed by St Vincent's and Mater Health by an Innovative Teaching and Training Grant from the Commonwealth Department of Health & Aging. The teaching and learning centre will be situated partially on the ground floor and will occupy the first floor level above the admin/ambulatory cluster.

The centre will provide shared clinical teaching facilities for medical, nursing and allied health professionals from multiple partnering universities, including University of NSW, University of Wollongong, Notre Dame and Charles Sturt University. It is estimated that the centre will cater for up to 114 students per annum; 59 medical students, 17 nursing students, 30 allied health professionals, as well as 8 vocational trainees per year.

Phase One of the development of the Murrumbidgee Clinical Teaching and Learning Centre will include:

- A clinical skills lab;
- Tutorial room/small lecture theatre;
- A student resource centre;
- Eighteen (18) onsite car parking spaces (twelve staff spaces and six (6) public spaces);
- Drop off bay;
- Interview rooms;
- Four (4) practice consulting rooms;
- A meeting room;
- A reception area;
- Office space and amenities; and
- Construction of a second story for an enclosed room for air-conditioning plant.

The ground floor level component to be used as part of the hospital (admin/ambulatory cluster) will be built as a shell for Phase One, and later fitted out as part of Phase Two.

Phase Two – Griffith Community Private Hospital

Phase Two will consist of the construction of the remainder of the proposal including:

- The fit out of the admin/ambulatory cluster, comprising reception, consulting rooms, interview room, meeting rooms, outreach support room, chapel, administration support space, coffee shop and gift store/flowerist;
- Inpatient cluster including twenty inpatient one-bed rooms each with ensuite, patient lounges;
- Staff stations and support space;
- Procedural cluster comprising two operating/procedure rooms, recovery space and support space;
- Ambulance bay;
- Loading/deliveries dock;
- Waste containment areas;
- Storage and cleaning equipment space;
- External landscaping including courtyards and a healing garden;
- Hospital support cluster including kitchen, stores, staff change facilities;

- Construction of a shared pedestrian/bicycle footpath along the frontage of the site at Animoo Avenue;
- Twenty-eight (28) on site car parking spaces (totalling forty-six (46) onsite parking spaces); and
- A physical link to Griffith Base Hospital for patient, public and staff traffic flow.

Project Need & Justification

The application suggests that the proposal is a much needed health service which will provide health care services to what is known as the Murrumbidgee Cluster, an RA 3 – Outer Region or Higher area. This cluster is estimated to comprise 60 000 people located in Griffith, Carrathool, Hay, Lachlan, Leeton, Murrumbidgee and Narrandera Local Government areas and covers an area of 35 400 km². The Murrumbidgee Cluster is identified by the Greater Southern Area Health Service as being socially disadvantaged relative to the state average, has a higher preventable death rate than the NSW average and has poorer access to local health services.

The proponent has indicated that the project will provide eighty (80) full time construction jobs and forty-five (45) full time operational jobs once the project is complete. The teaching and learning centre will cater for up to 114 students per annum.

Statutory Context

Major Project

The proposal was declared a Major Project under Part 3A of the *Environmental Planning and Assessment Act 1979* by the Minister for Planning in March 2011. The proposal is identified as a major project for the development of a hospital under Schedule 1, Group 7, Clause 18 of *State Environmental Planning Policy (Major Development) 2005*.

Since the proposal was declared a major project in March 2011 (with the DGR's being issued on 8 June 2011), Part 3A of the *Environmental Planning and Assessment Act 1979* was repealed on 1 October 2011. As the DGRs were issued before 1 October 2011, and a current major project declaration remains in force and has not been revoked, this application has been dealt with under the now repealed Part 3A provisions of the EP&A Act 1979.

The Minister for Planning also decided to delegate all exhibition and assessment functions to Griffith City Council under sections 75H, 75I and 75W of the Act in relation to the project. The Minister for Planning will remain the approval authority.

Permissibility

The subject site is zoned '2(a) Residential' under the provisions of the *Griffith Local Environmental Plan 2002* (GLEP2002). The proposal is considered to be defined in the GLEP2002 as:

hospital means a building or place (other than an institution) used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, care for people with developmental disabilities, psychiatric care or counselling and services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes:

- (a) ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or refreshment rooms and ancillary accommodation for persons receiving health care or for their visitors, and
- (b) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health care workers, and whether or not any such use is a commercial use.

Hospitals are considered as permitted uses within zone 2(a) with consent, under the provisions of the GLEP 2002. Furthermore, it is considered that the provisions of Division 10 Health Services Facilities of *State Environmental Planning Policy (Infrastructure) 2007* allows for hospitals in residential zones.

Environmental Planning Instruments

State Environmental Planning Policy (Major Development) 2005

The aim of the major project SEPP is to facilitate development which is considered significant to the State, and to facilitate orderly development to the benefit of the State.

The proposal was declared a Major Project in March 2011 by the Director General under Schedule 1, Group 7, Clause 18 as a health and public service facility with a capital investment value of more than \$15 million. A quantity surveyors cost certificate estimates the total cost of the project at \$15.875 million.

State Environmental Planning Policy (Infrastructure) 2007

The aim of this SEPP is to facilitate the effective delivery of infrastructure across the state of NSW and to identify matters to be considered in the assessment of particular types development.

It is considered that the provisions of Division 10 Health Services Facilities of *State Environmental Planning Policy (Infrastructure) 2007* allows hospitals in residential zones.

The proposal is not considered to be traffic generating development which needs to be referred to the RTA under Schedule 3 of this SEPP as the hospital proposes less than 100 beds and does not have access to any RTA controlled roads.

State Environmental Planning Policy No. 33 Hazardous and Offensive Development

The aim of this SEPP is to determine whether a development proposal is a hazardous or offensive industry, and whether suitable measures are proposed to reduce the impact of the development.

Although the hospital will deal with certain types of waste including hospital grade waste, pharmaceutical waste, cytotoxic waste, chemical waste and radioactive waste, it is considered that the proposal is not a potentially hazardous industry or potentially offensive industry.

State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 requires consideration to be given to the potential for land to be contaminated, and processes for remediation in the case of contaminated sites.

The site has been used as an aged-care facility since the 1970's. The aged care facility has been unused since 2008 after relocating to another site within Griffith. The site was sold after the relocation and an application was lodged with Griffith City Council in 2011 for the demolition of the building.

The building was believed to have contained asbestos prior to demolition, of which was removed from the site. A condition of consent for the demolition (DA

50/2011) was that all hazardous materials and waste be handled and removed in accordance with NSW Workcover requirements and relevant state legislation.

The EA states that a contamination certificate was to be issued on completion of all demolition works as part of a purchase agreement by Griffith City Council. Discussions between the purchasers and vendors determined that the contamination report was not necessary based on the previous use of the site.

Table 1 One of *Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land* does not identify aged care facilities as being an activity that could result in contamination. The table does identify asbestos production and disposal, however asbestos found in building materials of the aged care facility were removed from the site as part of the demolition.

The site is located within a precinct which is part of the original Walter Burley Griffin design, identifying the site as part of the original hospital precinct. The site and adjoining hospital site have been used for medical and health related purposes since the early 1930's. In the 1970's the aged care facility was constructed at the subject site (Pioneers Lodge) and was used up until 2008 when the new Pioneers Lodge aged care facility on Sidlow Road Griffith was completed. The demolition of the former aged care facility commenced in late 2011 and was finalised in early 2012. The site is currently vacant and fenced off from public access. Given these previous uses, it is considered that the site is not contaminated nor does it require any remediation works.

Griffith Local Environment Plan 2002

The aims of the Griffith Local Environmental Plan 2002 are:

- (a) *to provide for urban and rural land development by implementing the Griffith Growth Strategy 2030—Urban and Rural Land Release Strategy, and*
- (b) *to provide a legal basis for development control plans that provide more detailed local planning policies, and*
- (c) *to protect areas on which agriculture depends, and*
- (d) *to protect areas that are environmentally sensitive, and*
- (e) *to manage the urban areas of the local government area by strengthening retail hierarchies, promoting appropriate tourism development, guiding affordable urban form, providing for the protection of heritage items and precincts and controlling the development of flood liable land, and*
- (f) *to promote ecologically sustainable urban and rural development, and*
- (g) *to promote development of rural land in accordance with the aims and objectives of the MIA & Districts Community Land and Water Management Plan.*

It is considered that the proposal is consistent with these aims. The subject site is zoned 2(a) Residential under the provisions of the *Griffith Local Environmental Plan 2002*. The proposal is considered to be defined as 'hospital' of which is permissible development in the zone with consent. The objectives of zone 2(a) Residential are:

- (a) To set aside land to be used for residential purposes and associated facilities, and*
- (b) To ensure full and efficient use of existing social and physical infrastructure and that the future provision of services and facilities meets any increased demand, and*
- (c) To enable development of land within this zone for residential purposes, and*
- (d) To enable development of land within this zone for tourist, open space and recreation purposes, and*
- (e) To enable the development of a variety of housing types while maintaining the existing character of the residential area throughout the City of Griffith, and*
- (f) To enable development for the purpose of retail, commercial and professional services in locations in residential neighbourhoods where such development is compatible with the amenity of adjoining land in respect of scale, height and type of buildings and traffic generation, and*
- (g) To enable the development of land within this zone for the purpose of land uses that are appropriate within the surrounding urban living area where the scale, height, type and traffic-generating characteristics of the development are compatible with the character and amenity of the surrounding urban living area and with existing or proposed nearby development.*

It is considered that the proposal would provide additional medical related services to the residents of Griffith and surrounding areas. The proposed development is considered compatible with the amenity of adjoining urban living areas and existing nearby development in respect to scale, height and type of buildings and traffic generation. The proposal is to build a hospital at a site formerly used as an aged care facility and is to be located within close proximity to the existing public hospital.

Part 3 Special provisions: Clauses of the Griffith Local Environmental Plan 2002

Division 3 Environmental provisions

Clause 24 Tree preservation

Objective:

To protect vegetation and provide for the assessment of the impact of clearing for the reason of preserving the amenity and the ecology of the City of Griffith.

There are no tree preservation orders that apply to the subject site. A number of trees have been removed as part of the demolition of the aged care facility and a few smaller trees will be removed from the road reserve to make way for the parking areas and the footpath/cycleway. The proposal does however include the retention of a number of existing trees and the replanting of trees as part of the landscaping proposal.

Division 4 Hazards and buffers

Clause 26 Flood liable land

(1) Objectives:

- (a) To minimise potential flood damage by ensuring that only appropriate development occurs on flood liable land, and*
- (b) To minimise the effects of flooding on the community.*

(2) For the purposes of this clause, flood liable land is:

- (a) land likely to be inundated in a 1 in 100 year flood, as identified on mapping held in the office of the Council, or*
 - (b) land likely to be inundated in a 1 in 100 year flood because of topography or proximity to a watercourse or irrigation supply or drainage channel.*
- (3) Consent must not be granted to development of any flood liable land unless the consent authority has considered:*

(a) a survey identifying the level of the land relative to the 1 in 100 year flood level,

Aerial Laser Survey (ALS) of the Griffith CBD area was conducted as part of the Griffith Flood Study 2006. The subject lot was included in this survey and as such information was extrapolated from this documentation.

(b) the likelihood of loss of life or property from flooding,

Griffith Flood Study 2006 (Patterson Britton) indicates that the subject site is not flood liable land for the 1 in 100 year flood. However the subject site may still be flooded due to local drainage conditions.

(c) the likelihood of increase demand for flood mitigation measures and emergency services,

Griffith Flood Study 2006 (Patterson Britton) indicates that the subject site is not flood liable land for the 1 in 100 year flood. However; the subject development is located within the Ortella Street catchment as identified in Council's Onsite Detention Policy. On-Site Detention is to be implemented for the entire development to ensure that the maximum discharge from the developed site does not exceed 65L/s/ha.

(d) any impediments to the operation of floodway systems in times of flood,

The subject site is not an impediment to any floodway. The site is not located in a floodway where significant volumes of water flow during floods.

(e) the effect of proposed development on adjoining land in times of flood,

The subject development is located within the Ortella Street catchment as identified in Council's Onsite Detention Policy. On-Site Detention is to be implemented for the entire development to ensure that the maximum discharge from the developed site does not exceed 65L/s/ha.

(f) limits on the intensity of development of urban flood liable land,

The subject development is located within the Ortella Street catchment as identified in Council's Onsite Detention Policy. On-Site Detention is to be implemented for the entire development to ensure that the maximum discharge from the developed site does not exceed 65L/s/ha.

The development is not considered to be over intensification of the site as the subject site was formerly occupied by a nursing home and aged care facility. The nature of the development will ensure that adequate stormwater control measures, including onsite detention, will be implemented in the design.

(1) the provision of services and facilities appropriate to the flood liability of the land,

The subject land is not identified as flood liable land, as indicated in the Griffith Flood Study 2006. However; if the development is approved a condition shall be imposed to ensure that habitable rooms are constructed 410mm minimum above the surrounding ground level.

(2) the effect of the proposed development on the watertable of that land or of land in its immediate vicinity.

There is no effect on the watertable as the development will not add to infiltration of ground waters.

Clause 27 Land subject to bushfire hazards

The subject site is not identified as being bush fire prone land.

Division 5 Heritage Conservation

The subject site and adjoining properties are not identified in schedule 6 of the GLEP2002 as a heritage listed item nor do they form a heritage conservation area.

The Sacred Heart Catholic Church located at 5 – 39 Warrambool Street is a heritage listed item. The subject site is located approximately 160 metres from the heritage listed item. As such, the applicable heritage clauses have been assessed below.

Clause 37 Development in the vicinity of a heritage item

(1) Before granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage item and of any heritage conservation area within which it is situated.

(2) This clause extends to development:

(a) that may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or

(b) that may undermine or otherwise cause physical damage to a heritage item, or

(c) that will otherwise have any adverse impact on the heritage significance of a heritage item or of any heritage conservation area within which it is situated.

(3) The consent authority may refuse to grant any such consent unless it has considered a heritage impact statement that will help it assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item.

(4) The heritage impact statement should include details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item.

The EA has addressed this clause and the significance of the item and has concluded:

The proposed development involving the erection of a single and two-storey building for use as a private hospital and learning centre has been considered with regard to the provisions of Clause 37 of Griffith Local Environmental Plan 2002.

Based on the information available, the assessment of the proposal in respect to Councils heritage conservation controls suggests that the proposed development would not have any detrimental impact on the heritage significance of the Sacred Heart Catholic Church and the associated buildings including the presbytery and former convent which form part of the group.

On this basis there is no objection to the development on the grounds of heritage impact.

Clause 35 Development affecting places or sites of known or potential Aboriginal heritage significance

Before granting consent for development that is likely to have an impact on a place of Aboriginal heritage significance or a potential place of Aboriginal heritage significance, or that will be carried out on an archaeological site of a relic that has Aboriginal heritage significance, the consent authority must:

(a) consider a heritage impact statement explaining how the proposed development would affect the conservation of the place or site and any relic known or reasonably likely to be located at the place or site, and

(b) except where the proposed development is integrated development, notify the local Aboriginal communities (in such a way as it thinks appropriate) of its intention to do so and take into consideration any comments received in response within 21 days after the relevant notice is sent.

The heritage assessment has concluded that: *The subject site has not been identified in Griffith Local Environmental Plan 2002 as being a heritage item or as a site of known or potential Aboriginal heritage significance.*

Based on the environmental assessment thus far it is reasonable to conclude that there are no known Aboriginal objects or a low probability of objects occurring in the area of the proposed activity and that the development may proceed with caution.

Division 6 Miscellaneous provisions

Subdivision 3 Additional controls for roads

Clause 50 Access

A road or other means of access to an existing public road must not be opened without development consent.

The development proposes the opening of two new accessway from Warrambool Street.

The subject allotment is located at the intersection of Animoo Avenue and Warrambool Street. Animoo Avenue is classified as a "Collector road" for the frontage of the development and Warrambool Street is classified as a "Residential Access road" as specified on *Council's Road Hierarchy Plan*. The proposed accesses have been assessed as part of this application and are considered satisfactory.

Subdivision 6 Other provisions

Clause 57 Availability of essential services

(1) Objectives:

- (a) To ensure that development does not occur without adequate measures to protect the environment and the community's health, and*
- (b) To ensure that development occurs in a coordinated and efficient manner and that costs attributable to it are borne equitably.*

(2) Consent must not be granted to the carrying out of development on any land unless;

- (a) a potable water supply and facilities for the removal or disposal of sewage and drainage water are available to that land, or*

A Council owned reticulated potable water main is located along the north-western side of Animoo Avenue and also along the north-eastern side of Warrambool Street. A Council owned raw water main is located within the north-west boundary of the proposed development.

Council's sewer system is located approximately one hundred metres north-west of the subject allotment along Wyangan Avenue, and approximately 175 metres south-west of the subject allotment along Animoo Avenue. A private internal sewer pipeline is connected through to the Griffith Base Hospital private sewer pipeline which is then discharged to Council's sewer main system. This was utilised by the former aged care facility and has since been disconnected as part of a previous Development Application (DA50/2011) which was for the demolition of the former aged care facility.

Council's drainage network is available at the intersection of Animoo Avenue and Warrambool Street for the subject site to drain stormwater to. In addition, Council's kerb and gutter system is available along Animoo Avenue and Warrambool Street for the subject site to drain stormwater to.

arrangements satisfactory to the Council have been made for the provision of that supply and those facilities, if the proposed use of the land will, in the opinion of the consent authority, generate a need for such a supply or for those facilities.

As part of the previous development located on the subject site (aged care facility) the potable water connection was through the neighbouring Griffith Base Hospital. Council have recently amended the connection of Council's potable water service to the Griffith Base Hospital and subject site to allow for separate connections. As such, the subject site has access to Council's potable water system via the 150mm diameter potable water main along Animoo Avenue and/or via the 100mm diameter potable water main along Warrambool Street.

Council's records indicate a total of four (4) water meters are connected to the subject site. The *Environmental Assessment* submitted as part of the Development Application does not indicate whether the existing water meters connected to the subject site are to be altered as part of this development. Due to the previous use being similar in water usage requirements, Council's existing water main infrastructure can supply the demand required for the development.

Below are the most viable options of sewer connection for the proposed development.

- Option 1: The applicant is to construct a new sewer main from the development to the Council owned sewer manhole along Wyangan Avenue.
- Option 2: The applicant is to construct a new sewer main from the development to the Council owned sewer manhole along Animoo Avenue.

Reinstatement of the connection to the internal sewer line from the proposed development to the Griffith Base Hospital internal sewer system has been investigated by Council's Water & Sewer Department. Due to the poor condition of the line, the line not being to Council's standard, and the numerous easements that would be required to be created, connection to this infrastructure is not recommended. An application is to be made to Council's Sewer Department for extension of Council's sewer main to the subject allotment.

The subject development is located within the Ortella Street catchment as identified in Council's Onsite Detention Policy. On-Site Detention is to be implemented for the entire development to ensure that the maximum discharge from the developed site does not exceed 65L/s/ha. Discharge of stormwater for the site is to be directed to Council's street system along Animoo Avenue and/or Warrambool Street.

Objects of the Environmental Planning and Assessment Act 1979

(a) to encourage:

- (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
- (ii) the promotion and co-ordination of the orderly and economic use and development of land,*
- (iii) the protection, provision and co-ordination of communication and utility services,*

- (iv) *the provision of land for public purposes,*
- (v) *the provision and co-ordination of community services and facilities, and*
- (vi) *the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
- (vii) *ecologically sustainable development, and*
- (viii) *the provision and maintenance of affordable housing, and*
- (b) *to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) *to provide increased opportunity for public involvement and participation in environmental planning and assessment.*

It is considered that the proposal is consistent with the objects of the *Environmental Planning & Assessment Act 1979*. The development proposes a private hospital and teaching and learning facility that will provide enhanced medical services to the public and training opportunities to students. It is considered that adequate opportunity has been provided for public participation in the assessment of this proposal.

Ecologically Sustainable Development

Ecologically sustainable development takes its meaning from the *Protection of the Environment Administration Act 1991* and is defined as:

Ecologically sustainable development can be achieved through the implementation of the following principles and programs:

(a) the precautionary principle—namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

In the application of the precautionary principle, public and private decisions should be guided by:

(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(ii) an assessment of the risk-weighted consequences of various options,

(b) inter-generational equity—namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,

(c) conservation of biological diversity and ecological integrity—namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,

(d) improved valuation, pricing and incentive mechanisms—namely, that environmental factors should be included in the valuation of assets and services, such as:

(i) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,

(ii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,

(iii) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market

mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.

The applicant has provided an assessment of the ESD Principles and has incorporated them into the overall design of the proposed development.

Statement of Compliance

Griffith City Council is satisfied that the environmental assessment has adequately addressed the Director-Generals requirements and that the proposal is compliant with the assessed legislation.