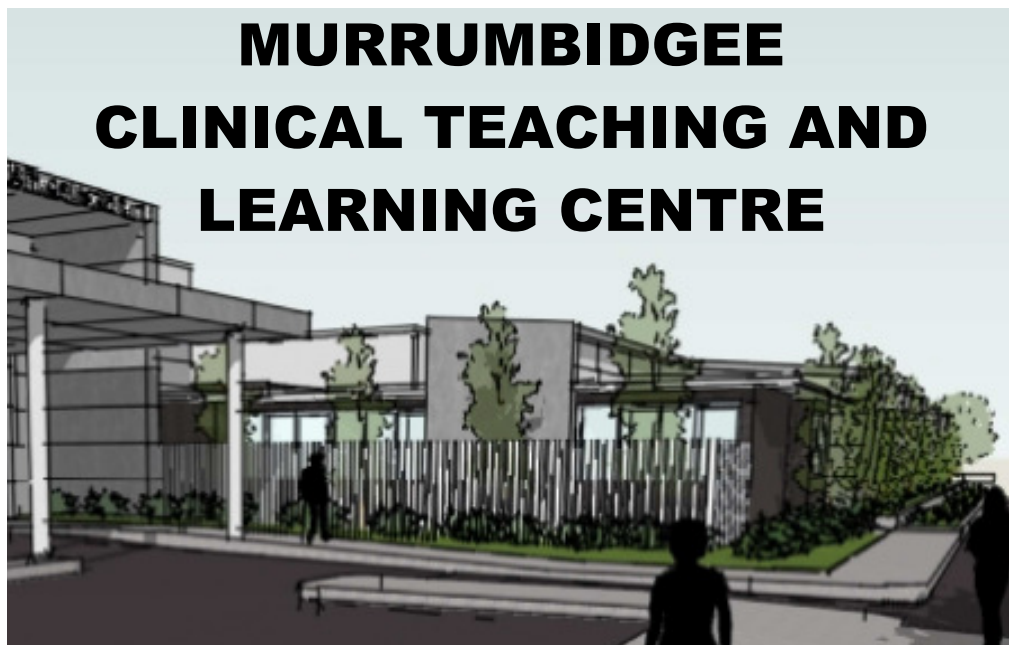


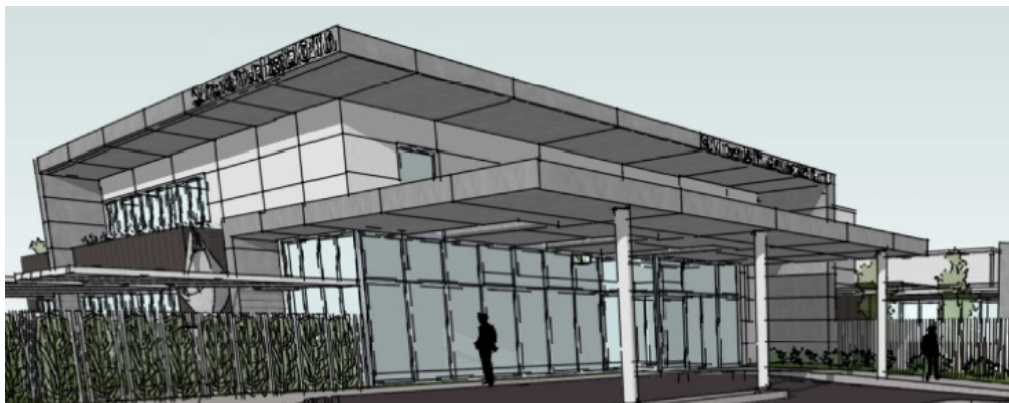


ENVIRONMENTAL ASSESSMENT

**GRIFFITH COMMUNITY
PRIVATE HOSPITAL
AND**



**MURRUMBIDGEE
CLINICAL TEACHING AND
LEARNING CENTRE**





ENVIRONMENTAL ASSESSMENT TO ACCOMPANY A PART 3A APPLICATION FOR

**Griffith Community Private Hospital and Murrumbidgee
Clinical Teaching and Learning Centre (GRIFFITH)**

APPLICATION NUMBER	MP 11_0053
Project	<i>Project Application involving construction of the Griffith Community Private Hospital and Murrumbidgee Clinical Teaching and Learning Centre</i>
Location	<i>41-45 Animoo Avenue, Griffith</i>
Proponent	<i>St Vincents & Mater Health Sydney Limited</i>
Date issued	<i>08 June 2011</i>
Expiry date	<i>If the Environmental Assessment (EA) is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the Environmental Assessment</i>

Prepared for

St Vincents & Mater Health Sydney Limited

By

Griffith City Council: City Strategy & Development Group.

TABLE OF CONTENTS

TABLE OF CONTENTS	3
STATEMENT OF VALIDITY	6
EXECUTIVE SUMMARY	7
Griffith Community Private Hospital	7
The Murrumbidgee Clinical Teaching and Learning Centre	8
1. SITE ANALYSES	13
Location	13
Topography	14
Vegetation	14
Meteorology	14
2. PROPOSED DEVELOPMENT	14
Access	15
The Project	15
3. ASSESSMENT OF THE KEY ISSUES	17
3.1 Relevant Acts, EPI's policies and Guidelines	20
3.1.1 Environmental Planning & Assessment Act 1979	20
3.1.2 SEPP (Major Development) 2005	21
3.1.3 SEPP (Infrastructure) 2007	22
3.1.4 SEPP 55 Remediation of Land	23
3.1.5 Planning Guidelines for Walking and Cycling	24
3.1.6 Griffith Local Environmental Plan 2002	24
3.1.7 Griffith Development Control Plans	29
3.2 Built Form and Height	30
3.2.1 Heights and Scale	30
3.2.2 Bulk	35
3.2.3 Landscaping	35
Defining Space	35
Privacy	35
Service Corridors	35
3.2.4 Design quality	36
Ambulatory and Teaching component	36
Inpatient Cluster	36
Procedural Cluster	37
Support Cluster	37
Colour and Materials	37
3.3 Environmental and Residential Amenity	37
3.4 Staging	40

3.5 Transport & Accessibility Impacts	43
3.5.1 During Construction	43
3.5.2 Operational	43
3.6 Ecologically Sustainable Development (ESD)	44
3.7 Contamination	44
3.8 Heritage Impact Assessment	45
3.8.1 LEGISLATIVE FRAMEWORK	45
Division 5 Heritage conservation	45
31 Objectives	45
32 Protection of heritage items and heritage conservation areas	46
<i>(1) When is consent required?</i>	46
The following development may be carried out only with development consent:	46
Clause 33 Advertised development	48
Clause 34 (Repealed)	48
Clause 35 Development affecting places or sites of known or potential Aboriginal heritage significance	48
Clause 36 Development affecting known or potential archaeological sites of relics of non-Aboriginal heritage significance	49
Clause 37 Development in the vicinity of a heritage item	49
Clause 38 Conservation incentives	50
Clause 39 Development in heritage conservation areas	50
3.8.2 STATEMENT OF SIGNIFICANCE	51
Sacred Heart Catholic Church	51
Clause 37 Development in the vicinity of a heritage item	51
3.8.3 PROPOSED DEVELOPMENT	53
3.8.4 HERITAGE IMPACT	53
Demolition of a building or a structure	53
The proposed development does not involve the demolition of any heritage item.	53
Minor partial demolition (including internal elements)	53
Major partial demolition (including internal elements)	54
Change of use	54
Minor alterations and additions	54
Major alteration and additions	54
New development adjacent to a heritage item	54
Sacred Heart Catholic Church (and Group)	54
Development site	56
Subdivision	56
New landscaping works and features (including fences and carparks)	56
Tree removal or replacement	57

New signage	57
3.8.5. CONCLUSION AND RECOMMENDATIONS	57
3.9 Aboriginal Heritage	57
3.9.1 Aboriginal Cultural Heritage	57
Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales, 2010	58
Clause 35 Development affecting places or sites of known or potential Aboriginal heritage significance	59
Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW, 2011	60
3.9.2 CONCLUSION AND RECOMMENDATIONS	61
3.10 Drainage	61
3.10.1 Flooding issues.	61
3.10.2 Stormwater	61
3.10.3 Water Sensitive Urban Design measures	62
3.11 Waste	62
3.12 Hazards	63
3.13 Public Domain	63
3.14 Operational Management	63
Griffith Community Private Hospital	63
Murrumbidgee Clinical Teaching and Learning Centre	64
3.15 Utilities and Services:	65
Water	65
Sewer	65
Natural Gas:	65
Electricity:	65
3.16 Draft Statement of Commitments for Environmental Management	65
General:	65
Prior to the lodgement of a Construction Certificate application;	66
Prior to the commencement of works;	69
During construction:	71
Prior to occupation:	73
Ongoing matters:	75
4. CONCLUSION	76

STATEMENT OF VALIDITY

Environmental assessment prepared by:

Names	Carel Potgieter Peter Badenhorst
Qualifications respectively	Masters Degree Urban and Regional Planning (UFS) B Arch (UFS)
Address	1 Benerembah Street PO Box 485 Griffith NSW 2680
In Respect of	St Vincents & Mater Health Sydney Ltd

CERTIFICATION

We certify that we have prepared the contents of the Environmental Assessment to the best of our knowledge and that the information contained in this report is neither false nor misleading.

Signature	
Name	Carel Potgieter
Date	
Signature	
Name	Peter Badenhorst
Date	

EXECUTIVE SUMMARY

The proposed development is for the Griffith Community Private Hospital (GCPH) and Murrumbidgee Clinical Teaching and Learning Centre (MCT&LC) in Griffith. The subject lot adjoins Griffith Base Hospital and is situated on the corner of Animoo Avenue and Warrambool Street Griffith. The subject lot is known as Lot 1 DP 1043580 and comprises an area of 5564m² and the land in the road reserve that is to be used for parking.

This Environmental Assessment accompanies a Project Application under Part 3A of the Environmental Planning and Assessment Act 1979. The project has been declared a Major Project and is identified as **MP 11_0053**.

Locality Plan



Griffith Community Private Hospital is partly private and community funded with a total project cost of \$20.688M. This includes land, fees and associated costs. The construction cost is \$11.0M. The facility will serve the Griffith, Carrathool, Hay, Lachlan, Leeton, Murrumbidgee and Narrandera Local Government Areas (collectively the Murrumbidgee Cluster), all of which are classified as RA 3 – Outer Regional or higher. The Murrumbidgee Cluster, which comprises an estimated

60,000 people, is socioeconomically disadvantaged relative to the State average, has higher preventable death rates than the NSW average and has poorer access to local health services as evidenced by high outflow rates for basic public and private health care and lower levels of GP services.

Griffith Community Private Hospital will provide 20 overnight and 20 day only beds and provide low acuity adult general medical and surgical services. With the aim of providing complementary services to those provided at Griffith Base Hospital and addressing key gaps in service provision, the private hospital will provide services in orthopaedics (currently, there are no open orthopaedic cases performed at Griffith Base Hospital), gastroenterology, ophthalmology, ENT, urology, general surgery and general medicine.

Anaesthetic services will be provided on a fly-in/fly-out basis during the start up phases of the venture (there is currently 1 GP anaesthetist in Griffith). The hospital will be operated by St Vincents & Mater Health Sydney Limited and will fully leverage the clinical and administrative infrastructure provided on the St Vincent's Campus Darlinghurst.

With the aim of complementing and enhancing local services, Griffith Community Private Hospital will include:

- Dedicated main entrance with associated drop off bay and car parking;
- An ambulatory cluster comprising reception, consulting rooms, interview room, meeting rooms;
- Outreach support room, chapel, administration support space and coffee shop;
- 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 (theatres), recovery space and support space;
- Hospital support cluster including kitchen, stores, staff change facilities and engineering;
- External landscape space including landscaped ground and healing gardens.
- On-grade car parking and;
- A physical link to Griffith Base Hospital for simple patient, public and staff traffic flow.

Basic design principles will:

- Meet contemporary hospital design benchmarks.
- Encourage wider community use for disease prevention and whole health activities.
- Ensure sensitivity to cultural needs of the community.
- Meet or exceed environmental sustainability standards in construction, materials and;
- Comply with all relevant regulatory requirements.

The Murrumbidgee Clinical Teaching and Learning Centre is being developed by St Vincents & Mater Health Sydney Limited with a \$4.985M Innovative Teaching and Training Grant from the Commonwealth Department of Health and Ageing. This includes fees, furniture and student accommodation. The construction

cost estimate for the MCT&LC is \$3.2M. The new Centre will be housed on the Griffith Health Campus and co-located with the new private hospital. The student accommodation included in this budget to be provided separately and not as part of this project.

Once complete, the new facility will provide shared clinical teaching facilities for medical, nursing and allied health professionals from multiple partnering universities (see table below). The Centre will provide a much needed additional training capacity for the Murrumbidgee Cluster. It is expected that an additional 59 medical students, 17 nursing students, 30 allied health students and 8 vocational trainees per annum will benefit from the new shared facilities.

The Murrumbidgee Clinical Teaching and Learning Centre will include the following:

- A small lecture theatre (with audiovisual links to the main campuses of each educational provider);
- A clinical skills lab;
- Two tutorial rooms;
- A student resource centre with some PC workstations;
- Four practice consulting rooms including one to have an adjoining observation room for one-on-one teaching of students by local clinicians and visiting specialists both during and after-hours, consistent with our “workforce active” educational model;
- A meeting room;
- A reception area; and
- Office space and amenities for local academic and administrative staff;

Murrumbidgee Clinical Teaching and Learning Centre – Additional Student Numbers and Participating Learning Facilities.

	UNSW	University of Wollongong		University of Notre Dame**		Charles Sturt University		Coast City Country Training**
	Medical	Nursing	Medical	Nursing	Medical	Nursing	Other	Vocational trainees
2009-10 (Baseline)	29	0	9	0	0	90	0	7
2010 - 11	33	0	10	0	0	90	0	9
2011 - 12	41	3	11	10	20	94	20	14
2012 - 13	43	3	12	10	30	94	25	15
2013 - 14	45	3	12	10	40	94	30	15

**all but 3 of these students are placed in the Murrumbidgee for a longitudinal placement (1,330 placement hours / year /student or 38 weeks x 35 hours/week)*

The project is proposed to be built in two phases. The MCT&LC will be constructed initially and GCPH will be constructed when full funding has been secured.

Design Drawings for Griffith Community Private Hospital as provided by MODE DESIGN

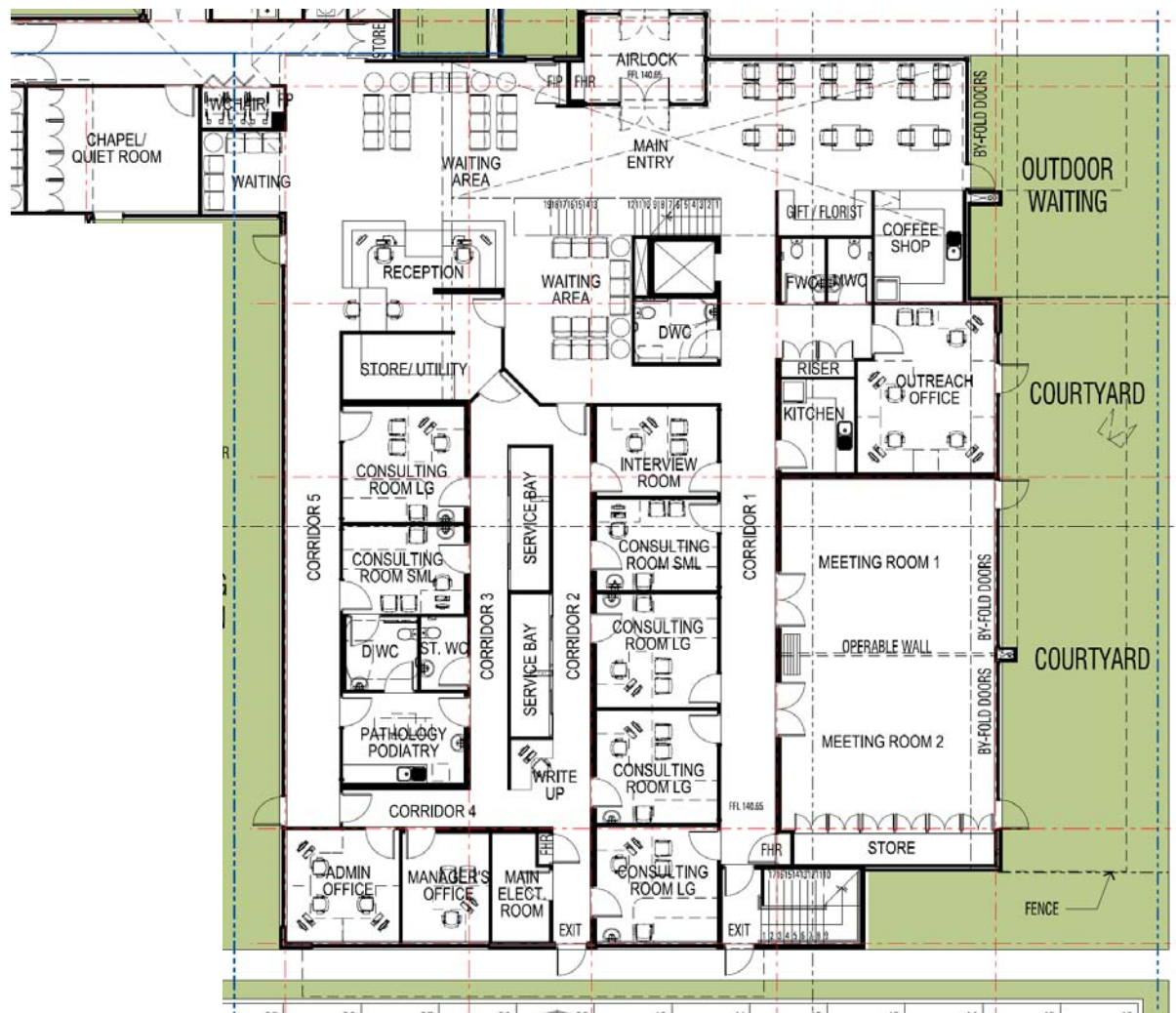
Proposed Site Plan



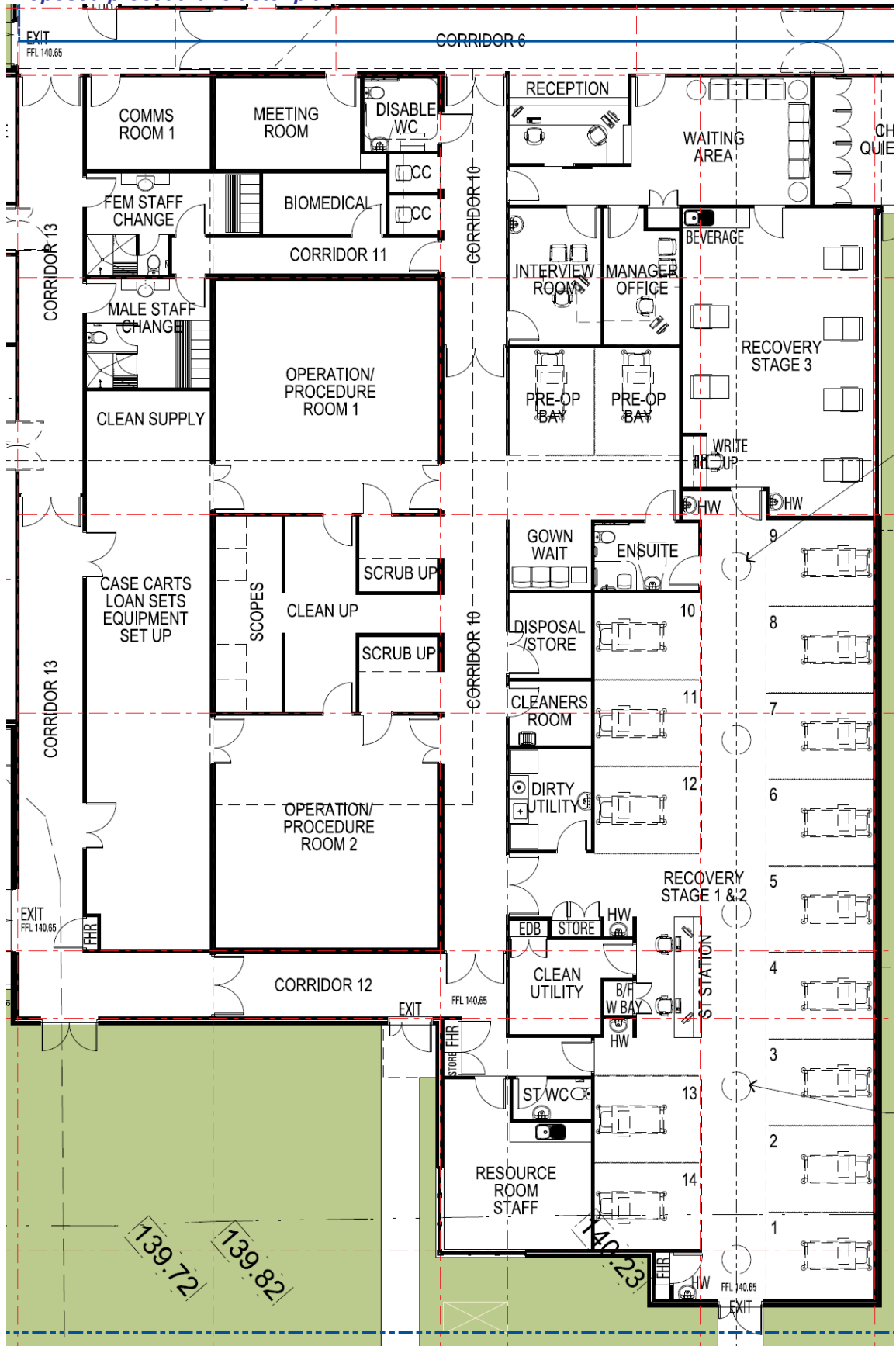
Proposed Inpatient Cluster Plan



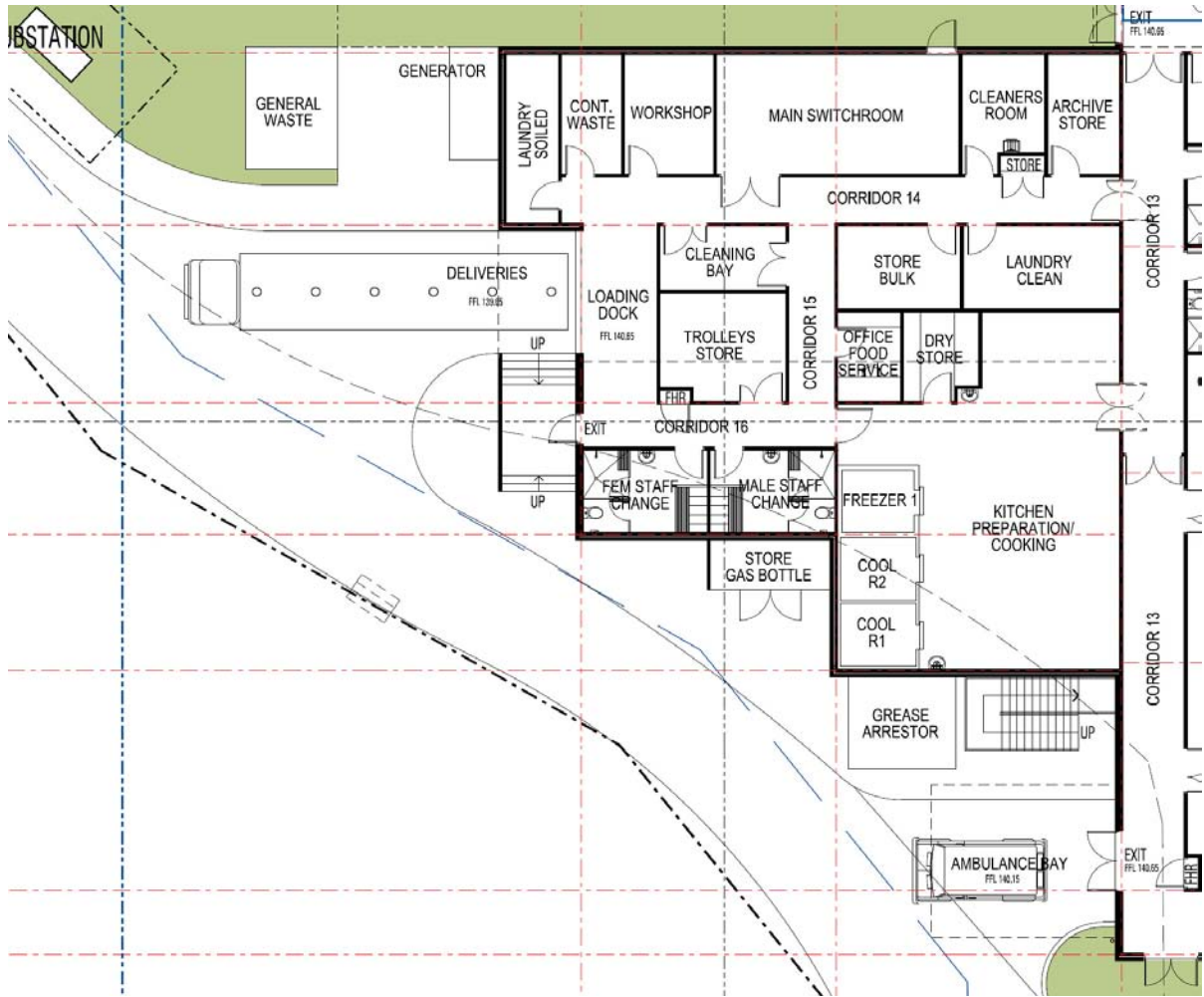
Proposed admin/ambulatory cluster plan



Proposed procedural cluster plan



Proposed support cluster plan



1. SITE ANALYSES

Location

The site is located in the main urban area of Griffith, a predominant low density Residential Zone 2(a). The subject lot is known as Lot 1 DP 1043580 and comprises an area of 5564m² and the land in the road reserve that is to be used for parking.

The subject site is situated on the corner of Animoo Avenue and Warrambool Street Griffith. Animoo Avenue to the north is a quiet residential street comprising mainly of single storey dwellings along its extension. To the east a number of public buildings and facilities of a district scale are located along Warrambool Street including Griffith Base Public Hospital, Sacred Heart Catholic Church, St. Patrick's Primary School and Sports Field, there is also a significant number of on-street 90° car parking available to both sides of the street extent.

Topography

The site generally falls from the east to the western corner. Survey levels indicate there is an approximate natural fall of 1.5 metres to the western corner.

Vegetation

The existing buildings on the site will be demolished under DA 50/2011 previously approved. The site will be delivered as cleared land with no buildings, some grassed areas, 6 small trees between 4 and 8 metres height (species varies between Eucalyptus, Pine, Jacaranda, and Bottle Bush) and two medium Eucalyptus trees of 10 and 12 metres height.

Meteorology

Meteorological data for the area has been collected from the Bureau of Meteorology Griffith Airport Station, located approximately 3.6km north of the site. The mean maximum summer temperature is 32.9 degrees and the mean minimum winter temperature is 3 degrees. Temperature inversions occur between May and October with an average of six per month. The highest recorded number of inversions is 15 days in July 1987.

Rainfall of between 30mm and 40mm per month is reasonably constant through the year with the highest monthly rainfall recorded in January.

Evaporation rates vary from an average maximum of 273.6mm in January to a minimum average of 37.2mm in July, with an average annual evaporation rate of 1661.9mm. Griffith has experienced ongoing drought conditions for the past 9 years. During this time, annual pan evaporation has consistently exceeded annual rainfall. In 2010, near average to high rainfall was received.

Winds are reasonably constant in their direction throughout the year. In the summer months the prevailing wind is northeast in the mornings and southwest in the afternoons. In the winter months, the prevailing winds range from southwest to northwest. Wind speed generally ranges between 6-30km/hr, increasing in speed in the afternoons. Wind speeds occasionally gust up to 40km/hr between August and December.

2. PROPOSED DEVELOPMENT

The proposed development is for the construction of a Griffith Community Private Hospital and co-located Clinical Teaching and Learning Centre. It has been designed to be of a quality and standard in accordance with contemporary benchmarks, considering the impact on the site and surrounding uses as well as being sensitive to the cultural needs of the community.

Access

Public access will be provided from Warrambool Street on the northern corner of the site taking advantage of the existing use of that street which is currently utilised to access St Patrick's Primary School, Sacred Heart Catholic Church and Griffith Base Public Hospital. Staff access is also provided through Warrambool Street to the east of the site where a staff car parking is located. Deliveries, support staff and ambulances access is provided through the existing services road connected to Animoo Avenue.

The Project

The main entrance building is predominantly a two storey structure, designed with an aesthetic to reflect its functionality. The ground floor contains the main entry, Ambulatory Cluster and part of the MCT&LC. The Ambulatory Cluster and lower level component of the MCT&LC comprises:

- Large Waiting area;
- Florist/ Gift shop and Cafe with access to Outdoor seating area;
- Hospital Reception including admission cubicle;
- Utility Room (reception support);
- Chapel/ Quiet Room;
- Female, Male and Accessible WC;
- Six Consulting Rooms, one interview and one Pathology/ Podiatry Room;
- Two Meeting Rooms separated by an operable wall allowing for a bigger unified space with access to an external courtyard for various events;
- Kitchenette;
- Outreach Country Care Link office with access to an external courtyard;
- Service Bays and Write up bay within staff only corridor;
- Wheelchair and Services stores;
- Stairs and Lift to access First Floor.

On the first floor is the main area of the MCT&LC containing:

- Small Waiting area;
- Teaching Facility/ Offices reception;
- Store (reception support);
- Female and Male Wcs including showers;
- Accessible Wc;
- Communications Room;
- Two stores accessed from corridor for equipment and stationery;
- Cleaners Room;
- Students Resource Room and Kitchenette;
- Tutorial Room;
- Technicians Room;
- Skills Laboratory Simulation Room with support store for equipments;
- Staff Lounge with Kitchenette and access to Balcony area;
- Open plan office with capacity for 8 staffs with ;
- Two Visiting Doctors Offices;
- A Managers and a CEO Office.

A third level contains a small enclosed plan area for air-conditioning plant for MCT&LC.

The Inpatient Cluster is single storey building, more residential in scale and design responding its location on Animoo Avenue. It is located to the north of the site and comprises:

- 18 Standard Patient Rooms with private Ensuites;
- 2 Large Patient Rooms with private accessible Ensuites;
- Relative Bedroom/ Lounge with private Ensuite;
- Laundry;
- Central Patient Lounge;
- Central Staff Station;
- Administration Utility Room;
- Office;
- Staff Wc;
- Staff Room including small kitchenette;
- Staff Property Bay;
- Clean and Dirty Utility Rooms;
- Equipment and General Stores;
- Blanket/ Fluid Warmer Bay;
- Central Corridor including Mobile Equipment, Beverage, Write Up, Linen, Handbasin, Bins and Storages Bays;
- Provision for Future expansion includes 5 extra Standard Patient Rooms and 5 Ensuites.

The Procedural Cluster is situated between the Ambulatory and Support Clusters on the South western area of the site and contains:

- Clerical Reception;
- Waiting area;
- Interview Room;
- Accessible Wc;
- Two Change Cubicles;
- Two Preparation Bays;
- Gown Waiting area;
- Two Operating/ Procedure Rooms;
- Two Scrub Up/ Gowning areas;
- Clean Up area with access to Scopes area;
- Large Support Room for Equipments and procedures set up;
- Meeting Room;
- Central Communications Room;
- Male and Female Staff Change Rooms including showers, lockers and wcs;
- Biomedical Room;
- Large Recovery area for Stages 1 and 2 containing Staff Station, Handbasin, Store, Blank/Fluid warmer bays;
- Recovery area Stage 3 with Beverage and Write Up Bays;
- Clean and Dirty Utility Rooms;
- Disposal and Cleaners Rooms;
- Staff Wc;
- Staff Resources Room with small kitchenette area.

The Support Cluster located to the south will have a strong connection to Griffith Base Public Hospital through proposed Linkway (Not part of this project application), giving the proposed hospital the ability to services from the public hospital. Support Cluster includes:

- Fully equipped purchase for fresh food Kitchen including two Cool Rooms, a Freezer Room and Dry Store;
- Food Services Office;
- Archive Store;
- Cleaners Room;
- Clean and Soiled Laundry Stores;
- Main Switch Room
- Contaminated Waste Store;
- Workshop;
- Trolley Cleaning Bay and Storage;
- Bulk Store;
- Female and Male Staff Change Rooms including showers and lockers;
- Loading Dock.

Back of the house external area:

- General Waste;
- Diesel Generator;
- Gas Bottle Store;
- Grease Arrestor;
- Delivery and Ambulance Bay;
- Stairs to access Plant area;
- Linkway to the very south corridor connects the Private and Public Hospitals.

The GCPH Plant area is located on a second storey over the Operating/ Procedural Rooms and comprises:

- Air Handling Room;
- Pump Chiller Room;
- Hot Water Heater and Plant Room;
- Chiller and Air Cooler Condenser open to the air over the roof.

3. ASSESSMENT OF THE KEY ISSUES

The proposed development is for the construction of a Griffith Community Private Hospital and co-located Clinical Teaching and Learning Centre on Lot 1 DP 1043580 Griffith. In terms of the Director General's Requirements issued on 08 June 2011 the following key issues are addressed as part of this Environmental Assessment.

3.1 Relevant EPI's Policies and Guidelines

Planning provisions applying to the site, including permissibility and the provisions of all plans and policies contained in Appendix A of the Director General's Requirements will be considered in the Environmental Assessment (EA) save SEPP 33 which does not apply as the proposed development is not an Industrial or Industrial related use.

3.2 Built Form and Height

The following are considered:

- Height, bulk and scale of the proposed development within the context of the locality;
- Details of proposed open space and landscape areas; and
- Design quality with specific consideration of setbacks, building articulation, colours/materials/finishes and the public domain.

3.3 Environmental and Residential Amenity

All possible impacts of the proposal on solar access and privacy within the site and on surrounding developments are assessed.

3.4 Staging

The EA includes details regarding the staging of the proposed development.

3.5 Transport & Accessibility Impacts (Construction and Operational)

The EA assesses the following impacts:

- Details on traffic, transport and accessibility generation, access (including emergency access);
- Loading areas;
- Car parking arrangements; and
- Pedestrian and bicycle linkages associated with the proposed works.

3.6 Ecologically Sustainable Development (ESD)

The EA detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development

3.7 Contamination

The EA demonstrates compliance in the sense that the site is suitable for the propose use in accordance with SEPP 55.

3.8 Heritage

A statement of significance and an assessment of the impact on the heritage significance of possible heritage items and conservation areas were undertaken in accordance with guidelines in the NSW Heritage Manual.

3.9 Aboriginal Heritage

The EA addresses Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment Community Consultation 2005.

3.10 Drainage

The EA addresses the following:

- Flooding issues;
- Stormwater;
- Drainage infrastructure; and
- Water Sensitive Urban Design measures.

3.11 Waste

The EA identifies all likely waste to be generated during the construction and operation of the development and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.

3.12 Hazards

The EA outlines all proposed storage, use and management of any hazardous materials and the measures to be implemented to manage hazards and risks associated with the storage.

3.13 Public Domain

The EA addresses any required public domain improvements associated with the proposed development.

3.14 Operational Management

The EA addresses the following operational management issues associated with the proposed development:

- Noise from plant and equipment;
- Radiation chemical and biological hazards;
- Emergency and evacuation procedures; and
- Lighting and signage.

3.15 Utilities

In consultation with relevant agencies, the EA addresses the existing capacity and requirements of the development for the provision of utilities, including staging of infrastructure works.

3.16 Statement of Commitments for Environmental Management

The EA includes a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.

3.1 Relevant Acts, EPI's policies and Guidelines

3.1.1 Environmental Planning & Assessment Act 1979

Applicable Contents	Response in terms of Proposed Project
<p>5 Objects</p> <p><i>The objects of this Act are:</i></p> <p><i>(a) to encourage:</i></p> <p><i>(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,</i></p> <p><i>(ii) the promotion and co-ordination of the orderly and economic use and development of land,</i></p> <p><i>(iii) the protection, provision and co-ordination of communication and utility services,</i></p> <p><i>(iv) the provision of land for public purposes,</i></p> <p><i>(v) the provision and co-ordination of community services and facilities, and</i></p> <p><i>(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</i></p>	<p>(i) NA</p> <p>(ii) The proposed development includes the re-development of the site into a Griffith Community Private Hospital and co-located Clinical Teaching and Learning Centre. <u>The proposed development satisfies this objective.</u></p> <p>(iii) The proposed development is situated in a well established urban area with existing communication and utility services. In consultation with the relevant agencies this report addresses this objective in detail under section 3.15. <u>The proposed development satisfies this objective.</u></p> <p>(iv) The proposed development will partly include a Community Private Hospital which would be accessible to the general public as a additional health facility option within the Murrumbidgee Cluster complementing and enhancing local services. In that capacity <u>the proposed development satisfies this objective.</u></p> <p>(v) The proposed development would play a major role in providing better community based health services and facilities within the Murrumbidgee Cluster and therefore <u>the proposed development satisfies this objective.</u></p> <p>(vi) The proposed development is situated within a fully built up urban area and as such the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats is not a direct challenge towards the development. However certain aspects of the development do create environmental challenges and these issues are properly addressed in this EA report under section 3.3 (Environmental and Residential Environment), 3.7 (Contamination), 3.10 (Drainage), 3.11 (Waste), 3.12 (Hazards), 3.14 (Operational Management) and 3.16 (Statement of Commitments). <u>The proposed development satisfies this objective.</u></p>

<p>(vii) <i>ecologically sustainable development, and</i></p>	<p>(vii) The proposed development would incorporate Ecological Sustainable Development principles in the design, construction and ongoing operational phases. These principles are clearly outlined in section 3.6 (Ecological Sustainable Development) of this report. <u>The proposed development satisfies this objective.</u></p>
<p>(viii) <i>the provision and maintenance of affordable housing, and</i></p>	<p>(viii) NA</p>
<p>(b) <i>to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and</i></p>	<p>(b) The consideration on Local Government level of all environmental planning related issues challenging the proposed development as part of the approval process demonstrates the sharing of this responsibility between the different levels of government in the State. <u>The proposed development satisfies this objective.</u></p>
<p>(c) <i>to provide increased opportunity for public involvement and participation in environmental planning and assessment.</i></p>	<p>(c) The proposed development will be properly notified with notices in the applicable papers, on the subject site and neighbour notification for the prescribed periods. All submissions received if any, would be properly addressed in the assessment process. <u>The proposed development satisfies this objective.</u></p>

3.1.2 SEPP (Major Development) 2005

Applicable Contents	Response in terms of Proposed Project
<p>PART 1 (2)</p> <p>Aims of Policy</p> <p><i>The aims of this Policy are as follows:</i></p> <p>(a) <i>to identify development to which the development assessment and approval process under Part 3A of the Act applies,</i></p> <p>(b) <i>to identify any such development that is a critical infrastructure project for the purposes of Part 3A of the Act,</i></p> <p>(c) <i>to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant sites for the benefit of the State,</i></p>	<p>(a) Being of regional environmental planning significance, the project has been declared a Major Project under Part 3A of the Act and is identified as MP 11_0053. <u>The proposed development satisfies this aim</u></p> <p>(b) (see a above)</p> <p>(c) NA</p>

<p>(d) to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes,</p> <p>(e) to rationalise and clarify the provisions making the Minister the approval authority for development and sites of State significance, and to keep those provisions under review so that the approval process is devolved to councils when State planning objectives have been achieved,</p> <p>(f) to identify development for which regional panels are to exercise specified consent authority functions.</p>	<p>(d) The proposed development will partly include a Community Private Hospital which would be accessible to the general public as an additional health facility option within the Murrumbidgee Cluster complementing and enhancing local services. In that capacity <u>the proposed development satisfies the first part of this aim. The second part relating to “redevelopment of major sites no longer appropriate or suitable for public purposes”</u> is <u>NA</u></p> <p>(e) NA</p> <p>(f) The proposed development falls under the Western Region JRPP consent authority.</p>
<p>PART 2 (6) Identification of Part 3A projects</p> <p>(1) Development that, in the opinion of the Minister, is development of a kind:</p> <p>(a) that is described in Schedule 1 or 2, or</p> <p>(b) that is described in Schedule 3 as a project to which Part 3A of the Act applies, or</p> <p>(c) to the extent that it is not otherwise described in Schedules 1–3, that is described in Schedule 5, is declared to be a project to which Part 3A of the Act applies.</p>	<p>(a) The proposed development has an estimated investment value of more than \$15 million and falls within the category of functions described in Schedule 1 Group 7 (18) Hospitals declared to be projects to which Part 3A of the Act applies.</p> <p>(b) NA</p> <p>(c) NA</p>

3.1.3 SEPP (Infrastructure) 2007

Applicable Contents	Response in terms of Proposed Project
<p>104 Traffic-generating development</p> <p>(3) Before determining a development application for development to which this clause applies, the consent authority must:</p>	<p>The proposed development includes the construction of a community private hospital and therefore Schedule 3” Traffic generating development to be referred to the RTA” should be considered. In consideration of this the proposed development</p>

<p>(a) give written notice of the application to the RTA within 7 days after the application is made, and</p> <p>(b) take into consideration:</p> <p>(i) any submission that the RTA provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, the RTA advises that it will not be making a submission), and</p> <p>(ii) the accessibility of the site concerned, including:</p> <p>(A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and</p> <p>(B) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and</p> <p>(iii) any potential traffic safety, road congestion or parking implications of the development.</p>	<p>would have less than 100 beds and therefore does not require referral to the RTA under either Column 1 or Column 2 in Schedule 3 of the SEPP.</p> <p>NOTE: The EA Report does provide details on traffic, transport and accessibility generation, access (including emergency access), loading areas, car parking arrangements and pedestrian and bicycle linkages associated with the proposed works. A traffic and Parking Assessment Report has been prepared by VARGA TRAFFIC PLANNING Pty Ltd (Transport, Traffic and Parking Consultants) as part of the EA Report.</p> <p>Pedestrian and bicycle linkages associated with the proposed works is addressed under section 3.1.5 Planning Guidelines for Walking and Cycling.</p>
---	--

3.1.4 SEPP 55 Remediation of Land

Applicable Contents	Response in terms of Proposed Project
<p>(7) Contamination and remediation to be considered in determining development application</p> <p>(1) A consent authority must not consent to the carrying out of any development on land unless:</p> <p>(a) it has considered whether the land is contaminated, and</p> <p>(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and</p> <p>(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</p>	<p>The issue of contamination is investigated under section 3.7 of this report and indicates that the site is suited for the intended purpose.</p>

3.1.5 Planning Guidelines for Walking and Cycling

Applicable Contents	Response in terms of Proposed Project
<p>1.1 Aim of these guidelines</p> <p><i>These guidelines aim to assist land-use planners and related professionals to improve consideration of walking and cycling in their work.</i></p> <p><i>It is anticipated that this will ultimately create more opportunities for people to live in places with easy walking and cycling access to urban services and public transport.</i></p> <p><i>The guidelines have been designed to provide a walking and cycling focus to the NSW Government's Integrating Land Use & Transport Planning Policy Package (Ref 2.1). They are also designed to provide a planning complement to the RTA's facilities-focused policies and actions (Refs 2.4–2.7).</i></p>	<p>Currently an existing 2.5 metre wide shared concrete footpath is located along the Griffith Base Hospital side of Animoo Avenue. The existing concrete footpath terminates at the north-western boundary of the subject allotment (Lot 1, DP 1043580). This provides a link to existing concrete footpaths from the Hospital to Griffith's Central Business District (CBD). Council's Pedestrian Access Mobility Plan (PAMP) Study outlines that a 2.5 metre wide shared concrete footpath is required to be constructed from the existing footpath along Animoo Avenue for the full length of the proposed development (Lot 1, DP 1043580). As such prior to the lodgement of an Occupation Certificate application a 2.5 metre wide concrete pedestrian footpath is to be constructed along the south-eastern side of Animoo Avenue for the full frontage of the subject allotment (Lot 1, DP 1043580). Footpath construction is to be in accordance with <i>Council's Engineering Guidelines – Subdivisions and Development Standards December 2008</i>.</p>

3.1.6 Griffith Local Environmental Plan 2002

Applicable Contents	Response in terms of Proposed Project
<p>4 Aims of this plan</p> <p><i>The aims of this plan are:</i></p> <p><i>(a) to provide for urban and rural land development by implementing the Griffith Growth Strategy 2030—Urban and Rural Land Release Strategy, and</i></p> <p><i>(b) to provide a legal basis for development control plans that provide more detailed local planning policies, and</i></p> <p><i>(c) to protect areas on which agriculture depends, and</i></p> <p><i>(d) to protect areas that are environmentally sensitive, and</i></p> <p><i>(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</i></p>	<p>(a) NA</p> <p>(b) The EA Report considers all relevant Development Control Plans in detail</p> <p>(c) NA</p> <p>(d) The proposed development is not situated on a site considered environmental sensitive however the EA report gives due consideration to Environmental and Residential amenity under section 3.3</p> <p>(e) Issues to consider include:</p> <ul style="list-style-type: none"> Heritage which has been addressed as part of the EA report with a proper assessment. Flood Liable land which is out ruled due to the location of the proposed

<p><i>liable land, and</i></p> <p><i>(f) to promote ecologically sustainable urban and rural development, and</i></p> <p><i>(g) to promote development of rural land in accordance with the aims and objectives of the MIA & Districts Community Land and Water Management Plan.</i></p>	<p>development on land which is not flood prone.</p> <p>(f) Ecological Sustainable Development Principles were considered and is addressed under section 3.6 of the EA Report.</p> <p>(g) NA</p>
<p>10. Zoning of Land and Zoning Table</p> <p>Zone 2 (a) Residential</p> <p>1 Zone objectives</p> <p><i>(a) To set aside land to be used for residential purposes and associated facilities, and</i></p> <p><i>(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</i></p> <p><i>(c) To enable development of land within this zone for residential purposes, and</i></p> <p><i>(d) To enable development of land within this zone for tourist, open space and recreation purposes, and</i></p> <p><i>(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</i></p> <p><i>(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</i></p> <p><i>(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.</i></p>	<p>(a) The proposed development is categorised as an associated facility</p> <p>(b) The proposed development is situated within a developed area which would contribute to the full and efficient use of social and physical infrastructure.</p> <p>(c) NA</p> <p>(d) NA</p> <p>(e) NA</p> <p>(f) The proposed development is situated within a cluster within a residential area. The cluster includes the existing Public Hospital, Doctor's Surgery and two Primary Schools. Compatible with the amenity of adjoining land in respect of scale, height and type of buildings and traffic generation is addressed as part of the EA report under sections 3.2 & 3.5</p> <p>(g) As mentioned above the proposed development is situated within a cluster within a residential area. The cluster includes the existing Public Hospital, Doctor's Surgery and two Primary Schools. Compatibility of the proposed development with the character and amenity of the surrounding urban living area and with existing or proposed nearby development is addressed as part of the EA report under section 3.3</p>
<p>2 Development within the zone</p> <p><u>In Zone 2 (a) the following development is:</u></p>	

<p>(1) <i>Allowed without development consent</i> Development for the purpose of: environmental conservation.</p> <p>(2) <i>Allowed only with development consent</i> Any development not included in Item (1) or (3).</p> <p>(3) <i>Prohibited</i> Development for the purpose of: animal establishments; brothels; bus depots; car repair stations; extractive industries; frost control fans; funeral establishments; generating works; hotels; industries (other than home businesses); intensive livestock keeping establishments; junk yards; liquid fuel depots; mines; motor showrooms; offensive or hazardous industries; plant hire; recreation vehicle areas; restricted premises; retailing of bulky goods; road transport terminals; rural industries; rural tourist facilities; rural workers' dwellings; saw mills; service stations; speedways; tourist facilities; transport terminals; turf farming; vehicle body repair workshops; warehouses; waste management facilities.</p>	<p>(1) NA</p> <p>(2) This EA Report forms part of a comprehensive Development Application to obtain consent for the proposed development.</p> <p>(3) The proposed development is not prohibited within the "2A Residential Zone"</p>
<p>24. Tree preservation</p> <p>(1) <i>Objective:</i> 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.</p> <p>(2) <i>Pursuant to section 32 of the Act, the Council may by resolution make, revoke or amend a tree preservation order.</i></p> <p>(3) <i>A tree preservation order is to identify a tree or class of trees that must not be ringbarked, cut down, topped, lopped, removed or wilfully destroyed without development consent or the permission of the Council, but does not apply to trees in a State forest or within a reserve as defined under the provisions of the <u>Forestry Act 1916</u>.</i></p> <p>(4) <i>A person must not ringbark, cut down, top, lop, remove or wilfully destroy a tree to which a tree preservation order applies without development consent or the permission of the Council or unless required or authorised to do so by or under an Act.</i></p> <p>(5) <i>A tree preservation order, and any revocation or amendment of it, does not have effect until it has been published in a newspaper circulating in the City of Griffith local government area</i></p> <p>(6) <i>A tree preservation order made and in force immediately before the appointed day under any environmental planning instrument that applied to land to which this plan applies shall be deemed to</i></p>	<p>A site inspection was conducted with GCC Environmental Planner and all vegetation issues including the removal of some mature trees were discussed as indicated on the site plan. Any removal of trees would be done in consultation with GCC Environmental Planner .</p>

<p><i>be a tree preservation order made and published by the Council under this clause identifying the trees to which it is expressed to apply and may be revoked or amended by the Council in accordance with this clause.</i></p> <p><i>(7) In Zone 7, 7 (c), 7 (v) or 7 (w), a tree that exceeds a height of 3 metres shall not be cut down, lopped or otherwise destroyed without development consent or the permission of the Council, regardless of whether it is identified in a tree preservation order.</i></p>	
<p>26. Flood liable land</p> <p>(1) Objectives:</p> <p><i>(a) To minimise potential flood damage by ensuring that only appropriate development occurs on flood liable land, and</i></p> <p><i>(b) To minimise the effects of flooding on the community.</i></p>	<p>(a) NA – The subject property is not flood prone land</p> <p>(b) NA - The subject property is not flood prone land.</p>
<p>31.Objectives (Heritage)</p> <p><i>The objectives of this plan in relation to heritage are:</i></p> <p><i>(a) to conserve the environmental heritage of the City of Griffith local government area, and</i></p> <p><i>(b) to conserve the heritage significance of existing significant fabric, relics, settings and views associated with the heritage significance of heritage items and heritage conservation areas, and</i></p> <p><i>(c) to ensure that archaeological sites and places of Aboriginal heritage significance are conserved, and</i></p> <p><i>(d) to allow for the protection of places which have the potential to have heritage significance but are not identified as heritage items, and</i></p>	<p>A Statement of Heritage Impact has been prepared as part of this Report (see sections 3.8 and 3.9 which addresses the requirements of the Director-General as follows:</p> <p>(a) Outline the provisions of Griffith Local Environmental Plan 2002, Clauses 31 to 39 and specifically the provisions of Division 5 relating to heritage conservation.</p> <p>(b) Assess the project with respect to the provisions of Clauses 31, 35 and 37 of Griffith Local Environmental Plan 2002 in terms of the general objectives for heritage conservation; the effect on known or potential Aboriginal heritage significance; and the effect on heritage items within the vicinity of the subject site.</p> <p>(c) Assess Aboriginal Heritage in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales, 2010 and the draft Guidelines for Aboriginal Cultural Heritage Impact Assessment Community Consultation 2005.</p>

<p><i>(e) to ensure that heritage conservation areas throughout the City of Griffith retain their heritage significance.</i></p>	
<p>50. Access</p> <p><i>A road or other means of access to an existing public road must not be opened without development consent.</i></p>	<p>This report forms part of the broader Development Application to seek consent for the proposed development.</p> <p>A Traffic and Parking Assessment Report has been prepared by VARGA TRAFFIC PLANNING Pty Ltd (Transport, Traffic and Parking Consultants). This provides details on traffic, transport and accessibility generation, access (including emergency access), loading areas, car parking arrangements and pedestrian and bicycle linkages associated with the proposed works.</p>
<p>57. Availability of essential services</p> <p>(1) Objectives:</p> <p><i>(a) To ensure that development does not occur without adequate measures to protect the environment and the community's health, and</i></p> <p><i>(b) To ensure that development occurs in a coordinated and efficient manner and that costs attributable to it are borne equitably.</i></p> <p>(2) Consent must not be granted to the carrying out of development on any land unless:</p> <p><i>(a) a potable water supply and facilities for the removal or disposal of sewage and drainage water are available to that land, or</i></p> <p><i>(b) 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</i></p>	<p>(a) The proposed development will have adequate measures in place to protect the environment and the community's health.</p> <p>(b) Council's contribution plans would be enforced where applicable to ensure equitability.</p> <p>(a) The proposed site has access to potable water supply and facilities for the removal or disposal of sewage and drainage water. These aspects are addressed in this report under sections 3.10 and 3.15</p> <p>(b) See above</p>

3.1.7 Griffith Development Control Plans

- **DCP 20 Parking**
- **Draft DCP 20: Off Street Parking**

Applicable Contents	Response in terms of Proposed Project
<p>DCP 20 Parking</p> <p><i>Schools, hospitals, and other public institutions: 1 space per 2 employees; or minimum 10 spaces for students.</i></p> <p>Draft DCP 20: Off Street Parking</p> <p><i>Hospital: 1 Space per 4 beds plus 1 space per two employees</i></p>	<p>Application of the adjacent parking requirements to the 23 weekday dayshift staff as outlined in the development proposal yields an off – street parking requirement of 12 parking spaces. The proposed development provides for a total of 46 off-street carparking spaces (including 12 spaces in a staff only carparking area) thereby satisfying Council's parking code requirements.</p> <p>Application of the adjacent parking requirements to the 23 weekday dayshift staff as outlined in the development proposal yields an off – street parking requirement of 12 parking spaces +an additional 10 to cover 40 beds. This accumulates to a off – street parking requirement of 22 spaces. The proposed development provides for a total of 46 off-street carparking spaces (including 12 spaces in a staff only carparking area) thereby satisfying Council's draft parking code requirements.</p>

3.2 Built Form and Height

3.2.1 Heights and Scale

The uppermost height of the building is RL+150.25. The building is finished at two different levels, with the Inpatients Cluster on Animoo Avenue being approximately 5 metres above ngl. and the Admin and Ambulatory cluster on Warrambool street 8.3 metres above ngl.

Considering the proposed heights and scale, the proposed development is in context with the existing heights of single storey residential dwellings across Animoo Avenue to the North West and existing double story structures situated to the south and east of the proposed development. This respectively includes the existing Griffith Base Hospital and St. Patrick's Primary School.

The Inpatients Cluster on Animoo Avenue reflects the heights and volumes of the residential houses across the street. The proposed development is sensitive to all existing buildings and streetscapes including residential and non-residential uses.



Sacred Heart Catholic Church at Warrambool Street.



St Patrick's Primary School at Warrambool Street.



Griffith Base Public Hospitals Main Entrance.



Griffith Base Public Hospital main egress form Carparking and Main Entrance to Noorebar Avenue.



Neighbouring property N° 30 Animoo Avenue, across the road from the proposed development.



Neighbouring property N° 28 Animoo Avenue, across the road from the proposed development.



Neighbouring property N° 32 Animoo Avenue, across the road from the proposed development.



Neighbouring property N° 10 Animoo Avenue, across the road from the proposed development.



Neighbouring property N° 34 Animoo Avenue, across the road from the proposed development.

3.2.2 Bulk

Furthermore the bulk of the proposed development is considered to be within context with the surrounding existing developments. With a proposed coverage of less than 60%, neither over development of the site or negative impact on existing neighbouring developments is envisaged.

3.2.3 Landscaping

The landscape design response would define space and creates privacy and service corridors preventing overshadowing. It also contributes positively to the overall aesthetic appearance of the proposed development and provides outdoor areas for patients.

Defining Space

The landscaping on Animoo Avenue will define and create a visual barrier between public and private space.

Privacy

The proposed 3 metre landscaping strip screening the car park on Animoo Avenue will provide privacy as well as a barrier between the wards and the car park. Privacy is also created by the courtyards to the east of the Inpatient cluster as well as the Ambulatory Cluster.

Service Corridors

Service corridors contribute positively to the functionality of the proposed development, creating open spaces for services, ventilation and natural light.

This includes the courtyards to the south, of the inpatients block and the proposed healing Garden between the Procedural Cluster and the Admin/Ambulatory.

Landscaping would predominately incorporate low water usage plants in order to contribute to ecologically sustainable development (ESD) design principles.

3.2.4 Design quality

The proposed design has taken into consideration every aspect of the site surround properties as well as each component requirements in terms of privacy, functionality, aesthetics and amenity.

Ambulatory and Teaching component

The main entrance building is a two storey structure that address a more corporate looking aesthetics to reflect its functionality, being the main point of public access and the most used by the public as it incorporates Cafe, Public toilets, Consulting Rooms, Students and Staff resources and Meeting Rooms that will be used for student classes, video conferences, community events, etc.

The double height of the building is an efficient way to announce the principal address of the Hospital; it has intentionally been located towards Warrambool Street drawing on the non-residential character set by the Primary School, Catholic Church and Public Hospital Buildings. The building has been setback 16.85 metres from Animoo Avenue allowing space for the main car entry and a drop off bay for patients or less mobile people; and setback 6.1 metres from Warrambool Street on which a number of landscaped courtyards are located giving the opportunity to create a diversity of private open spaces and landscaped privacy screening for hospital users.

A third level contains a small enclosed plan area for air-conditioning plant for MCT&LC.

Inpatient Cluster

The Inpatient Cluster is a single storey building and addresses the residential character established by its neighbouring properties of single storey dwellings along Animoo Avenue. The inpatient building being comprised of patient bedrooms requires greater privacy and quiet to assist inpatient healing, hence its location to the North West portion of the site parallel to Animoo Avenue. The building setback has been set by the existing development on the subject site, the Inpatient Cluster has an 18 metre setback from the street and will be separated by a 3.6 metre landscaped privacy area from the proposed North West public carpark.

The Inpatient Cluster setback from the northern boundary on Animoo Avenue is less than 100 mm in accordance with current approved setback of the existing buildings to be demolished. Considering the position and width of the proposed northern carpark along Animoo Avenue and the design of the facility, the proposed setback is considered to be adequate.

Procedural Cluster

The Procedural Cluster is the heart of the hospital and is centrally located with easy access to all areas. Its design is a response to the various functional requirements. Apart from patients that will receive surgical procedures it is a strict staff only component. It has a second storey containing Plant and Engineering Rooms and is separated by a 6 metres courtyard from the Ambulatory Cluster which permits segregation, landscaped amenity and fire separation between buildings.

Support Cluster

The Support Cluster is a single storey building that includes all required maintenance services to keep the private hospital running, is directly facing the public hospital services area. Its location is hidden away from public view and is also a staff area accessed by a services road from Animoo Avenue. Its smallest setback is 4 metres from the site boundary and 1 metre away from an existing access easement in favour of the public hospital.

Colour and Materials

The colour pallet selected for the proposed development was inspired by Griffith and its surrounds. Natural colours are selected on prefinished materials with the intention of incorporating the feeling of the city into the hospital, welcoming and embracing the Community.

The material selection intent is to unify the different clusters, also using natural coloured materials and textures combining quality design and aesthetics with low maintenance and durable materials.

3.3 Environmental and Residential Amenity

Impacts of the proposed development on solar access and privacy within the site and on surrounding developments is perceived to be minimal.

The greatest potential for such impacts exist between the Patients Cluster and the residential dwellings north of the development on Animoo Avenue. The distance between the main Northern building line and the residential houses across Animoo Avenue is at least 45 metres. However given the physical separation of the structures, existing vegetation on the residential properties and a maximum height of RL+150.25 on the proposed development, no significant

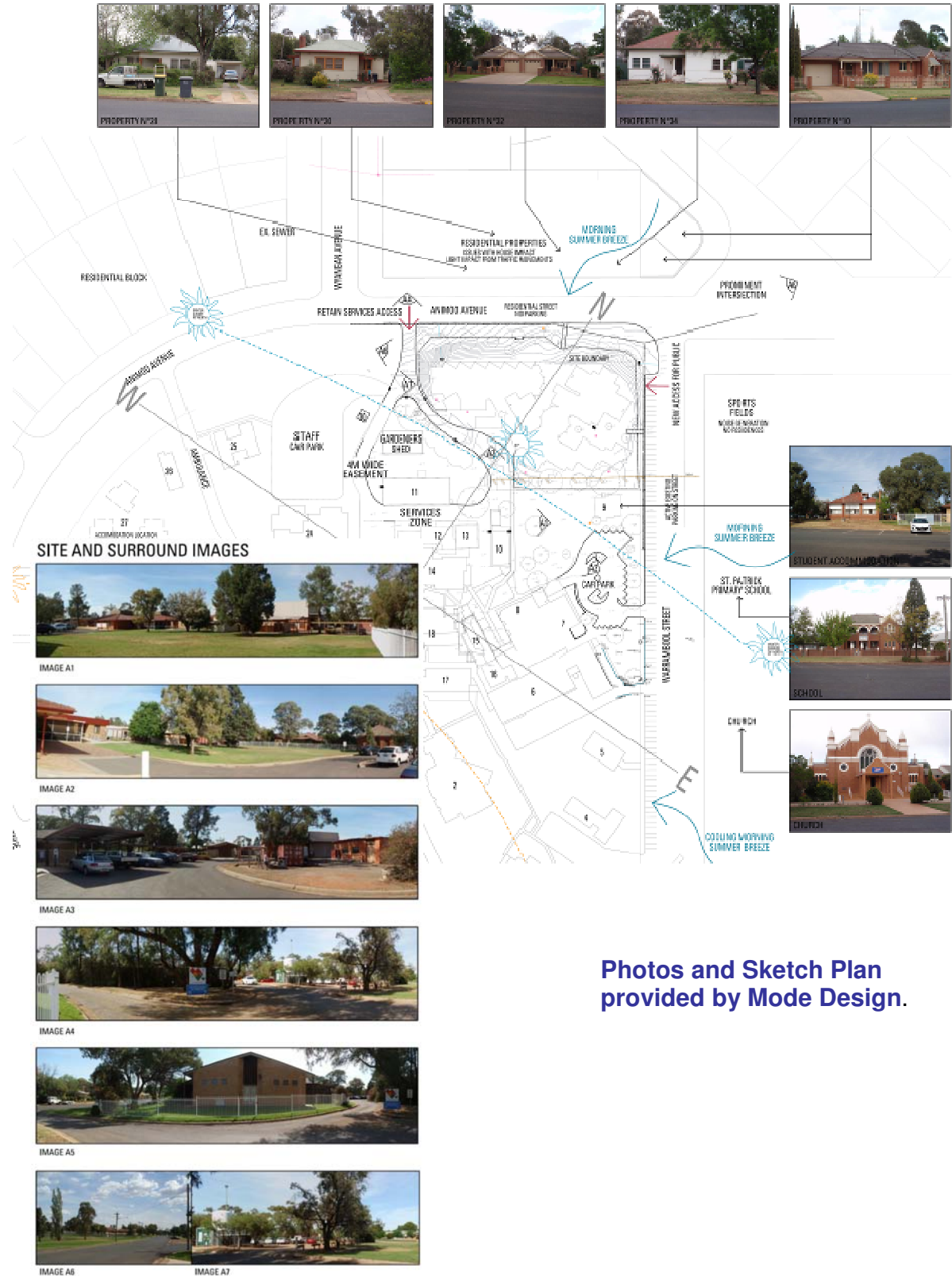
adverse impacts regarding solar access, overlooking or loss of privacy are envisaged as a result of the proposed development.

The Admin/Ambulatory cluster on Warrambool Street is overlooking the existing sports field of St Patrick's Primary School, no loss of privacy is envisaged as a result of the proposed development.

The proposed development is not perceived to have any negative impact on the environmental or residential amenity.

The following diagram and photos indicate the possible visual impact as described.

NEIGHBOURING PROPERTIES ACROSS THE STREET TO THE NORTH BOUNDARY AT ANIMOD AVENUE



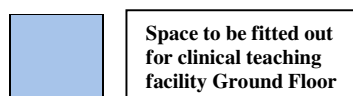
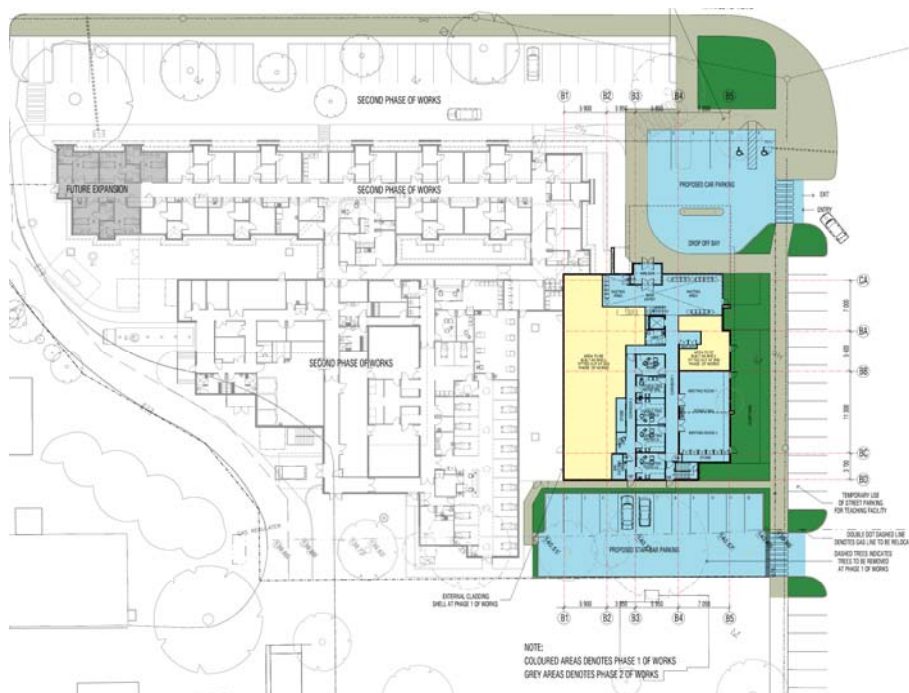
3.4 Staging

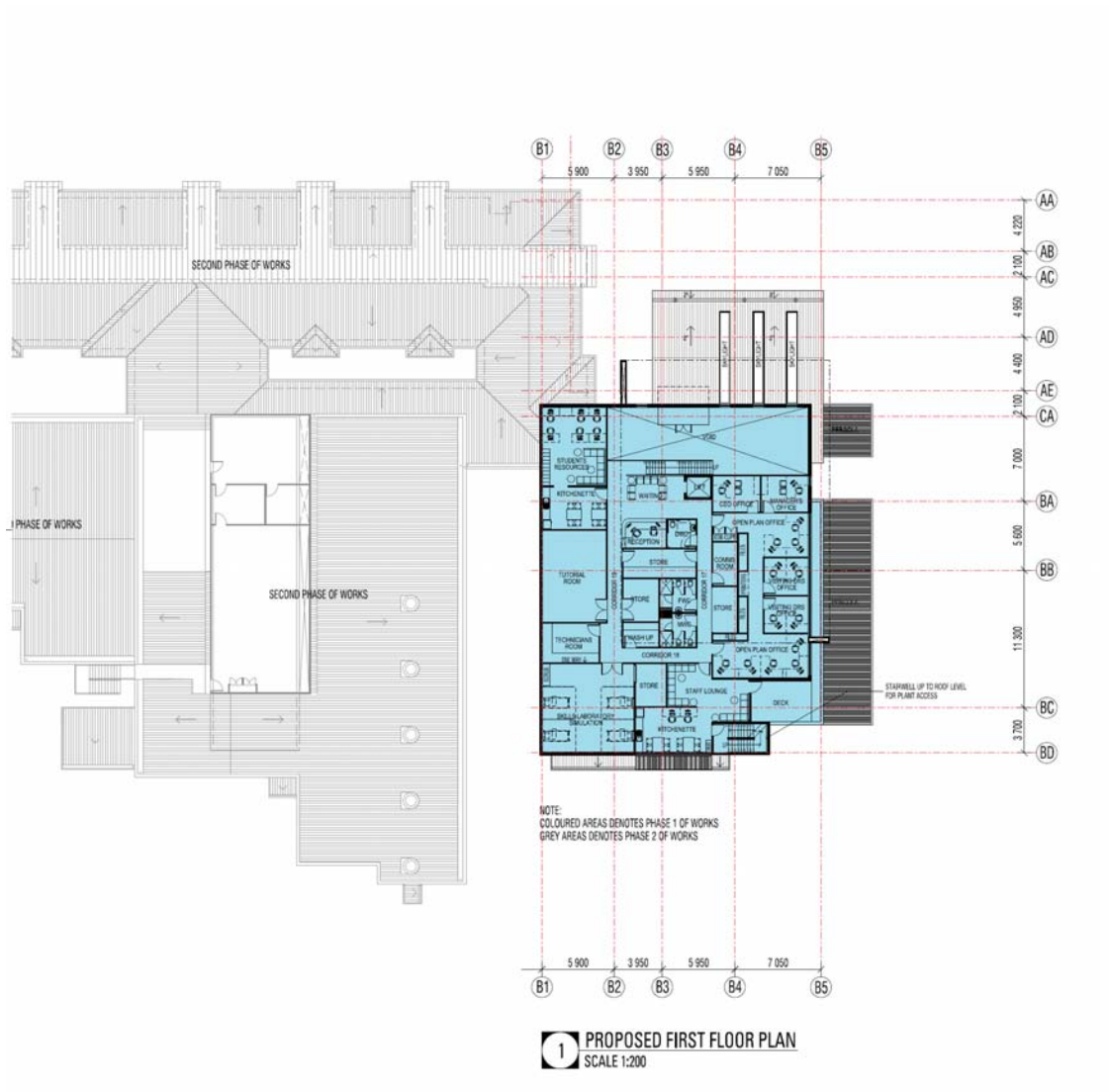
As indicated previously the project has two main components namely:

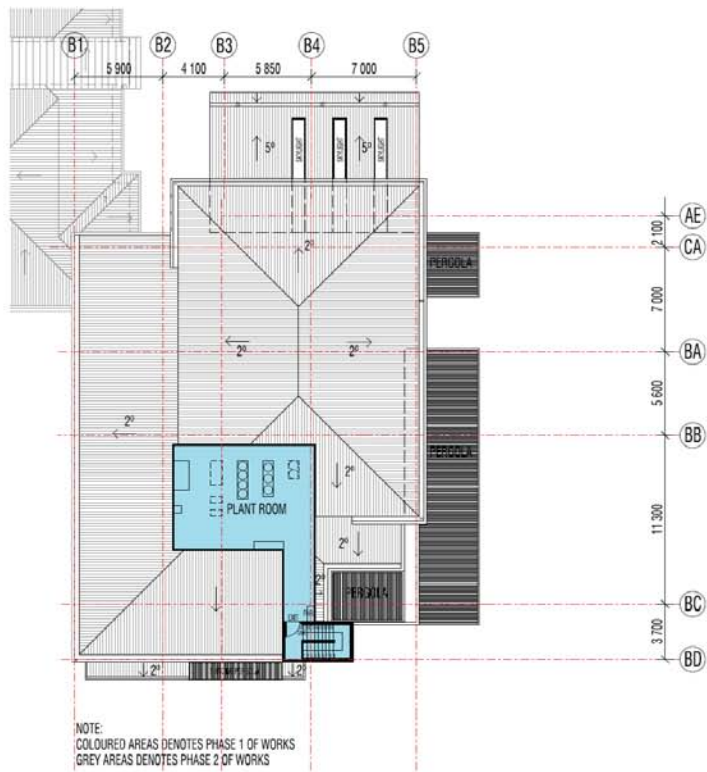
- Griffith Community Private Hospital to be partly private and community funded with a total project cost of \$20.688M including land, Professional fees and associated costs, and;
- Murrumbidgee Clinical Teaching and Learning Centre developed by St Vincent's & Mater Health Sydney with a \$3.2M Innovative Teaching and Training Grant from the Commonwealth Department of Health and Ageing.

Staging of the project is linked to the two separate funding processes. Funding for the teaching facility has been secured, enabling the commencement of construction of this facility as Phase 1. Construction of the remainder of the project will commence on securing funds for Phase 2.

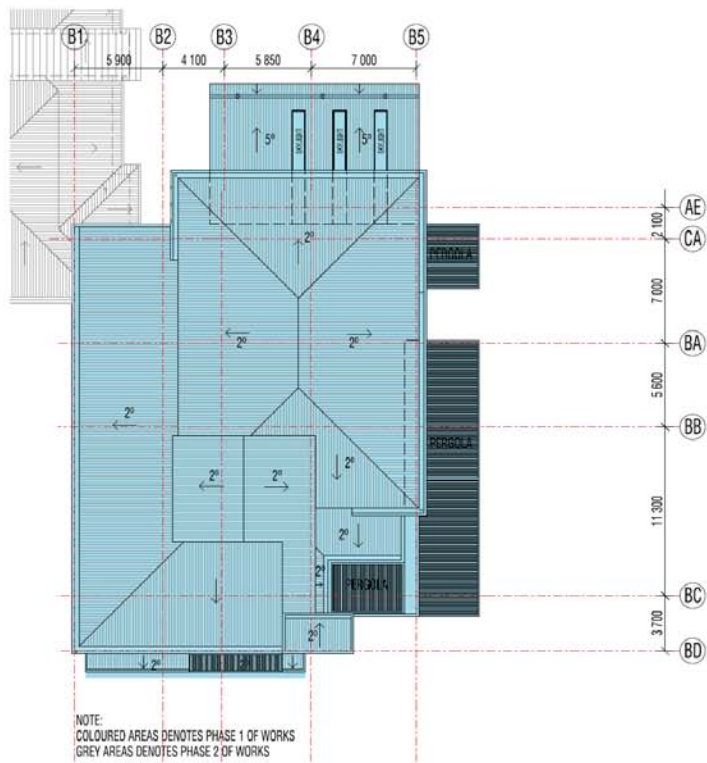
Proposed Phase 1







2 PROPOSED SECOND FLOOR PLAN
SCALE 1:200



3 PROPOSED ROOF PLAN
SCALE 1:200

3.5 Transport & Accessibility Impacts

3.5.1 During Construction

Traffic Management Plans would be provided in accordance with the Development Application Notice of Determination Conditions prior to any building operations commencing.

3.5.2 Operational

To address traffic, transport and accessibility generation, access (including emergency access), loading areas and car parking arrangements a Traffic and Parking Assessment Report has been compiled by Varga Traffic Planning Pty Ltd (Transport, Traffic and Parking Consultants).

Key aspects addressed in the report to assess the traffic and parking implications of the development include:

- Description of the site and details of the development proposal;
- The road network in the vicinity of the site, and the traffic conditions on that road network;
- The traffic generation potential of the development proposal, and the associated impact on the road network serving the site,
- Assessment of the traffic implications of the development proposal in terms of the road network capacity;
- The geometric design features of the proposed car parking facilities for compliance with relevant codes and standards;
- The adequacy and suitability of the quantum of off-street car parking provided on the site;
- Loading/servicing provisions has been addressed by creating a loading dock on the western portion of the site with access also into the outpatient back-of-house area;

In summary the proposed parking and loading facilities satisfy the relevant requirements specified in both Councils parking code as well as the Australian Standards and it is therefore concluded that the proposed development will not have any unacceptable parking or loading implications.

3.6 Ecologically Sustainable Development (ESD)

The proposed development has been designed to minimise the environmental impact of its buildings, improve patient outcomes, staff productivity and achieve energy and water efficiency which ultimately results in real cost savings to the community.

- There are a number of strategies that have been undertaken some of these are;
- Reduce the quantity of glazing on northern facades to avoid excessive heat drain in the building minimising the use of air conditioning to cooler the rooms;
- Maximise the use of natural light during the year as much as possible, reducing the use of artificial light and saving energy;
- Use of renewable energy systems including solar water heating over main corridor roof;
- Maximise natural ventilation increasing the level of thermal comfort, improving air quality, enhancing both staff and patients health;
- Specifying the use of recycled, renewable and environmentally friendly materials such as sustainable timber, water base paints and recycled concrete additives;
- Use of recycled water for toilets and landscape irrigation;
- Use of gas hot water heaters;
- Use of a range of courtyards to create places of respite for staff and patients;
- Increased insulation in external walls and roofs;
- Individual climate and ventilation central to inpatient rooms.

3.7 Contamination

The land has been purchased by Griffith City Council. A contamination certificate for demolition will be issued on completion of all demolition works. Any other contamination is to be assessed on completion of demolition and action to be taken as required.

3.8 Heritage Impact Assessment

3.8.1 LEGISLATIVE FRAMEWORK

On 8 June 2011 the Director-General of the NSW Department of Planning and Infrastructure provided requirements, under the provisions of Section 75F of the Environmental Planning and Assessment Act, 1979, for a project application involving the construction of a Community Private Hospital and Murrumbidgee Teaching and Learning Centre.

The key issues listed by the Director-General are listed in Appendix 1 include consideration of any relevant environmental planning instruments; heritage and Aboriginal heritage.

This Statement of Heritage Impact will address the requirements of the Director-General as follows:

- (a) Outline the provisions of Griffith Local Environmental Plan 2002, and specifically the provisions of Division 5 relating to heritage conservation.
- (b) Assess the project with respect to the provisions of Clauses 31, 35 and 37 of Griffith Local Environmental Plan 2002 in terms of the general objectives for heritage conservation; the effect on known or potential Aboriginal heritage significance; and the effect on heritage items within the vicinity of the subject site.
- (c) Assess Aboriginal Heritage in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales, 2010 and the draft Guidelines for Aboriginal Cultural Heritage Impact Assessment Community Consultation 2005.

3.8.1.1 Provisions of Griffith Local Environmental Plan 2002

The following is an extract from Griffith Local Environmental Plan 2002 with regard to heritage conservation:

Division 5 Heritage conservation

31 Objectives

The objectives of this plan in relation to heritage are:

- (a) *To conserve the environmental heritage of the City of Griffith local government area, and*

- (b) to conserve the heritage significance of existing significant fabric, relics, settings and views associated with the heritage significance of heritage items and heritage conservation areas, and*
- (c) to ensure that archaeological sites and places of Aboriginal heritage significance are conserved, and*
- (d) to allow for the protection of places which have the potential to have heritage significance but are not identified as heritage items, and*
- (e) to ensure that heritage conservation areas throughout the City of Griffith retain their heritage significance.*

32 Protection of heritage items and heritage conservation areas

(1) When is consent required?

The following development may be carried out only with development consent:

- (a) demolishing or moving a heritage item or a building, work, relic, tree or place within a heritage conservation area,*
- (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area by making structural or non-structural changes to its exterior, such as to its detail, fabric, finish or appearance,*
- (c) altering a heritage item by making structural changes to its interior,*
- (d) disturbing or excavating a place of Aboriginal heritage significance or an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (e) moving the whole or a part of a heritage item,*
- (f) erecting a building on, or subdividing, land on which a heritage item is located or which is within a heritage conservation area.*

(2) What exceptions are there?

Development consent is not required by this clause if:

- (a) in the opinion of the consent authority:*
 - (i) the proposed development is of a minor nature or consists of maintenance of the heritage item or of a building, work, archaeological site, tree or place within a heritage conservation area, and*
 - (ii) the proposed development would not adversely affect the significance of the heritage item or heritage conservation area, and*

- (b) *the proponent has notified the consent authority in writing of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development will comply with this subclause and that development consent is not otherwise required by this plan.*
- (3) *Development consent is not required by this clause for the following development in a cemetery or burial ground if there will be no disturbance to human remains, to relics in the form of grave goods or to a place of Aboriginal heritage significance:*
 - (a) *the creation of a new grave or monument, or*
 - (b) *an excavation or disturbance of land for the purpose of carrying out conservation or repair of monuments or grave markers.*
- (4) *What must be included in assessing a development application?*

Before granting a consent required by this clause, the consent authority must assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

- (5) *What extra documentation is needed?*

*The assessment must include consideration of a **heritage impact statement** that addresses at least the following issues (but is not to be limited to assessment of those issues, if the heritage significance concerned involves other issues). The consent authority may also decline to grant such a consent until it has considered a **conservation management plan**, if it considers the development proposed should be assessed with regard to such a plan.*

- (6) *The minimum number of issues that must be addressed by the heritage impact statement are:*
 - (a) *for development that would affect a **heritage item**:*
 - (i) *the heritage significance of the item as part of the environmental heritage of the City of Griffith, and*
 - (ii) *the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features, and*
 - (iii) *the measures proposed to conserve the heritage significance of the item and its setting, and*
 - (iv) *whether any archaeological site or potential archaeological site would be adversely affected by the proposed development, and*

- (v) *the extent to which the carrying out of the proposed development would affect the form of any historic subdivision, and*
- (b) *for development that would be carried out in a **heritage conservation area**:*
 - (i) *the heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to this heritage significance, and*
 - (ii) *the impact that the proposed development would have on the heritage significance of the heritage conservation area, and*
 - (iii) *the compatibility of any proposed development with nearby original buildings and the character of the heritage conservation area, taking into account the size, form, scale, orientation, setbacks, materials and detailing of the proposed development, and*
 - (iv) *the measures proposed to conserve the significance of the heritage conservation area and its setting, and*
 - (v) *whether any landscape or horticultural features would be affected by the proposed development, and*
 - (vi) *whether any archaeological site or potential archaeological site would be affected by the proposed development, and*
 - (vii) *the extent to which the carrying out of the proposed development in accordance with the consent would affect any historic subdivision pattern, and*
 - (viii) *the issues raised by any submission received in relation to the proposed development in response to the notification or advertising of the application.*

Clause 33 Advertised development

The following development is identified as advertised development:

- (a) *the demolition of a heritage item or a building, work, tree or place in a heritage conservation area,*
- (b) *the carrying out of any development allowed by clause 38.*

Clause 34 (Repealed)

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.*

Clause 36 Development affecting known or potential archaeological sites of relics of non-Aboriginal heritage significance

(1) Before granting consent for development that will be carried out on an archaeological site or a potential archaeological site of a relic that has non-Aboriginal heritage significance (whether or not it is, or has the potential to be, also the site of a relic of Aboriginal heritage significance), the consent authority must:

- (a) consider a heritage impact statement explaining how the proposed development will affect the conservation of the site and any relic known or reasonably likely to be located at the site, and*
- (b) be satisfied that any necessary excavation permit required by the Heritage Act 1977 has been granted.*

(2) This clause does not apply if the proposed development:

- (a) does not involve disturbance of below-ground deposits and the consent authority is of the opinion that the heritage significance of any above-ground relics would not be adversely affected by the proposed development, or*
- (b) is integrated development.*

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.*

Clause 38 Conservation incentives

The consent authority may grant consent to the use for any purpose of a building that is a heritage item, or of the land on which such a building is erected, even though the use would otherwise not be allowed by this plan, if:

- (a) *it is satisfied that the retention of the heritage item depends on the granting of consent, and*
- (b) *the proposed use is in accordance with a conservation management plan which has been approved by the consent authority, and*
- (c) *the granting of consent to the proposed use would ensure that all necessary conservation work identified in the conservation management plan is carried out, and*
- (d) *the proposed use would not adversely affect the heritage significance of the heritage item or its setting, and*
- (e) *the proposed use would not adversely affect the amenity of the surrounding area otherwise than to an insignificant extent.*

Clause 39 Development in heritage conservation areas

- (1) *Before granting consent for the erection of a building within a heritage conservation area, the consent authority must be satisfied that the features of the proposed building will be compatible with the heritage significance of the heritage conservation area, having regard to the form of, and materials used in, buildings that contribute to the heritage significance of the heritage conservation area.*
- (2) *In satisfying itself about those features, the consent authority must have regard to at least the following (but is not to be limited to having regard to those features):*
 - (a) *the pitch and form of the roof (if any),*
 - (b) *the style, size, proportion and position of the openings for windows or doors (if any),*
 - (c) *the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building.*

The subject site is not within a heritage conservation area, nor does it contain a heritage item listed in Schedule 6 of Griffith Local Environmental Plan 2002 and therefore the provisions set out in clauses 32, 33 and 39 do not apply to the development of Lot 1 DP 1043580 (41-45 Animoo Avenue) Griffith.

The provisions of Clause 36 do not apply as the property is not a known or potential archaeological site of relics of non-heritage significance.

The relevant clauses applicable to the development of Lot 1 DP1043580 (41-44 Animoo Avenue) Griffith are Clause 31 which sets down the general objectives for heritage and more specifically Clauses 35 and 37 which relates to Aboriginal heritage significance and development within the vicinity of a heritage item.

Assessment of the project application is detailed under 2.0 Statement of Significance.

3.8.2 STATEMENT OF SIGNIFICANCE

Sacred Heart Catholic Church

The subject site for the proposed private hospital, being Lot 1 DP 1043580, is not located within a conservation area nor does it contain a heritage item listed in Schedule 6 of Griffith Local Environmental Plan 2002. It has however been identified as being within the vicinity of a heritage listed in Schedule 6 of Griffith Local Environmental Plan as a heritage item being:

- Sacred Heart Catholic Church on Lot 1 Section 44 DP 758476 (5-39 Warrambool Street) Griffith

Clause 37 of Griffith Local Environmental Plan states:

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 Griffith Heritage Inventory identifies that the significance of Sacred Heart Group comprising the Sacred Heart Catholic Church; the presbytery; and the former convent, lies in being an exemplar of the evolution of Catholic buildings in the early twentieth century. Together these buildings form a coherent group that makes an important contribution to the streetscape. Their detailing, which includes front red brick, areas of contrasting cream colour smooth render, and roughcast render, is characteristic of Edwardian and Interwar period style.

The history of the Sacred Heart group of buildings is best understood as being part of the Irish Catholic tradition in Australia in the early part of the twentieth century. The school associated with the church was named after the Patron Saint of Ireland and was first established in 1921. The church was not established until 1928 and was done so with minimal Italian involvement. It is interesting to note that the church did not offer an Italian mass until 1971.

In 1921 the Sisters of Mercy answered an urgent call by the Parish Priest, Father O'Dea, to take up the task of teaching the Catholic children. The group, led by Mother M. Dominic arrived on the freight train from Albury to be met by Father O'Dea on his bicycle, and some hundred parishioners assembled in the just-finished St Patrick's schoolhouse. Fr O'Dea vacated the new presbytery (located at the southern end of the site) in favour of the Sisters, who then used it as their convent for the next 17 years.

St Patrick's School opened with an enrolment of 80, prominent among which were local Irish names, reflecting the mainly Irish origin of the Catholic community. In 1928 - the year in which the Sacred Heart Church opened - the school began taking secondary classes and a new convent was built (the current administration building for St Patrick's Primary School) and Fr O'Dea moved back into his old presbytery.

Though Italianate in some aspects of their style, this group of buildings is of a type typical of Irish Catholic communities in rural NSW in the early to mid-twentieth century. It speaks of schooling by Irish nuns and priests, and similar building groups may be found at other towns such as Young, Temora and Harden. The Italian community Catholic buildings at Yoogali, Hanwood and Scalabrini are of a different type. Both groups of Catholic properties add to the rich multi-cultural tapestry of Griffith.

On the basis of the statement of significance, the heritage item meets the heritage criteria set down by the NSW Heritage Office in terms of the following:

NSW Heritage Office Criteria	Applicable	Notes
a) Historic	No	
b) Association	No	
c) Aesthetic/Technical	Yes	Part of a coherent group that makes an important contribution to the streetscape
d) Social	No	
e) Research	No	
f) Rarity	No	
g) Representative	Yes	Exterior mostly intact

3.8.3 PROPOSED DEVELOPMENT

The proposed development includes the demolition of a former aged care nursing hostel and the construction of two storey building to be used as a Community Private Hospital and Murrumbidgee Teaching and Learning Centre.

The demolition of the former aged care nursing hospital was approved viz. DA 50/2011.

3.8.4 HERITAGE IMPACT

Demolition of a building or a structure

The proposed development does not involve the demolition of any heritage item.

Minor partial demolition (including internal elements)

The proposed development does not involve any minor partial demolition (including internal elements) affecting a heritage item.

Major partial demolition (including internal elements)

The proposed development does not involve any major partial demolition (including internal elements) affecting a heritage item.

Change of use

The proposed development does not involve any change of use of the heritage item.

Minor alterations and additions

The proposed development does not involve any minor alteration or addition to the heritage item (such as repainting; re-roofing or re-cladding of external elements; installation of new services; or a BCA upgrade).

Major alteration and additions

The proposed development does not involve any major alteration and addition to the heritage item.

New development adjacent to a heritage item

The proposed private hospital does not adjoin the site of the heritage item.

The term 'vicinity' is not defined in Griffith Local Environmental Plan and therefore the common definition from the Macquarie Dictionary, being the region near or about a place; the neighbourhood or vicinage. Using this definition it is considered both the Sacred Heart Catholic Church including the presbytery and the former convent is within the immediate neighbourhood of the subject site.

Sacred Heart Catholic Church (and Group)

The review of the heritage study identifies that heritage significance of the Sacred Heart Church and associated buildings is:

(a) Aesthetical/Technical

The Church, presbytery and former convent form part of a coherent group that makes an important contribution to the streetscape

(a) Representative

The exterior of each of the three buildings is relatively intact.

In examining the three buildings which make up the Sacred Heart group of buildings and the proximity to the new development the following comments should be taken into consideration:

- The Presbytery is located approximately 200 metres from the site of the proposed hospital and bears no direct visual connection or link to the development site due partly to the prevailing topography and partly to the church building providing a visual barrier.
- The Sacred Heart Catholic Church is located approximately 175 metres from the proposed private hospital and although it is a prominent feature of the streetscape, it does not occupy the highest point of the site. Due to the height of the Sacred Heart Church, oblique views to and from the heritage item could be obtained from the development site, however the distance between the two sites and the topography diminishes any visual connection.
- The former convent and current St Patrick's Primary School administration building is approximately 100 metres from the proposed new buildings associated with the private hospital. The fall of the land, and the separation distance means that there is a more direct visual connection between the two sites. Existing vegetation and the setback of the convent would diminish any potential impact the new buildings associated with the private hospital would have on its heritage significance.
- Views to and from the Sacred Heart group of buildings are presently unfettered by existing structures on the development site and from the public domain (of Warrambool Street and Animoo Avenue). New works associated with the hospital are unlikely to have any impact and would not prevent views of the heritage item from the public domain.

The setting of the new development has been chosen because of its central location within the city and its proximity to existing public hospital facilities and would enable resource sharing. Alternative sites, also within a central location within the city are not readily available.

The proposed buildings associated with the private hospital present a contemporary style, however the overall bulk and scale is generally in keeping with the locality. The proposed development provides suitable setbacks from its boundaries, creating an acceptable interface with the public domain. It is unlikely

that the character and design of the new development, including setbacks and the bulk, scale and height would have a detrimental impact on the heritage item.

Views to and from each building within the heritage group from the subject site will not be affected by the proposed development.

Critical to the interrelationship between the heritage item and the proposed development is the proposed materials of construction. The general materials appear to include metal roof cladding; face brick work with feature elements including metal cladding and alucobond.

Development site

The siting of the new development has been chosen because of its central location within the city and its proximity to existing public hospital facilities and would enable resource sharing. Alternative sites, also within a central location within the city are not readily available.

The development site presently comprises a disused aged care nursing hostel which was originally constructed in the late 1970s. It does not contain any known or potentially significant archaeological deposits.

Subdivision

The proposed development does not include the subdivision of land.

New landscaping works and features (including fences and carpark)

With the intent of better integration of the new facility with the existing hospital grounds it is proposed that the existing boundary fencing be removed and not replaced with new boundary fencing. The proposed future use of the site does not require the installation of a boundary fence but rather controlled access to parts of the site.

Where there is a requirement to control access or provide security, such as to patient courtyards and breakout spaces from the meeting rooms it is proposed that the fencing be a combination of dense screen planting and open vertical timber screens. At the locations where access or egress is required from courtyards matching gates shall be installed. The use of planting and timber in the fences and screens is designed to provide a counterpoint to the more robust masonry and prefinished metal material pallet of the buildings.

Tree removal or replacement

No trees are to be removed from the site containing the heritage item.

The site of the proposed private hospital contains mature landscaping, of which the majority is to be cleared as part of the development of the site. It is expected that trees removed will be replaced as part of comprehensive landscaping of the development site.

New signage

Where plans provide limited details with respect to signage. In the absence of details, only a generic response can be provided:

- (a) Signage is not to visually dominate the heritage item or streetscape.
- (b) The signage should not be illuminated in such a manner to detract from the heritage item.

3.8.5. CONCLUSION AND RECOMMENDATIONS

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.

3.9 Aboriginal Heritage

3.9.1 Aboriginal Cultural Heritage

The project has been declared a Part 3A project under Section 75B of the Environmental Planning and Assessment Act, 1979. On 8 June 2011 the Director General's issued requirements stating that the environmental assessment shall:

"address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment Community Consultation 2005".

The draft Guidelines for Aboriginal Cultural Heritage Impact Assessment Community Consultation 2005 referred to in the Director-General's Requirements has been replaced by the following:

- Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010

In order to address the above requirements, the assessment has taken into consideration the following publications:

- Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales, 2010; and
- Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW, 2011

[Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales, 2010](#)

Part 7.1 of the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales, 2010 states that where a project seeks approval under Part 3A of the Environmental Planning and Assessment Act, 1979 any harm to Aboriginal objects will need to be identified.

The assessment that follows adopts the generic due diligence process set out in Part 8 of the Code.

(a) Will the Activity Disturb the Ground Surface?

The first question to ask in the due diligence process is whether or not the proposed activity will disturb the ground surface or any culturally modified trees, based on the principle that any disturbance to the ground surface will result in a higher likelihood that Aboriginal objects will be harmed.

The proposed development will involve significant disturbance of the ground surface as machinery is used to dig, grade, bulldoze, scrap, plough, or drill the ground surface for the purpose of constructing the proposed community private hospital and training and learning centre buildings and the removal of vegetation.

It should be noted that the site comprises of 'disturbed land or land already disturbed by previous activity' which is defined as follows:

"Land is disturbed if it has been the subject of a human activity that has changed the land's surface, being changes that remain clear and observable.

Examples include ploughing, construction of rural infrastructure (such as dams and fences), construction of roads, trails and tracks (including fire trails and tracks and walking tracks), clearing vegetation, construction of buildings and the

erection of other structures, construction or installation of utilities and other similar services (such as above or below ground electrical infrastructure, water or sewerage pipelines, stormwater drainage and other similar infrastructure) and construction of earthworks.”

(b) Search of the Aboriginal Heritage Information Management System (AHIMS) Database

As the proposed development involves the disturbance of the ground surface, the next step in the due diligence process is to undertake a review of Aboriginal Heritage Information Management System (AHIMS) Database and use any other sources of information readily available.

The result of the AHIMS Web Service Search conducted on 5 July 2011 (Client Service ID: 46211) for Lot 1 DP1043580 with a buffer of 200 metres surrounding the site revealed the following:

- There are no Aboriginal sites recorded in or near the location.
- There are no Aboriginal places declared in or near the location.

A copy of the search result is set out in Appendix 2

The provisions of Clause 35 of Griffith Local Environmental Plan 2002 states:

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:

- 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*
- 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 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.

A review of the *Griffith Heritage Study: A Community-based Heritage Study for Griffith City Council and NSW Heritage Office*, 2004 and the Griffith City Heritage

database was undertaken. There is nothing contained within these documents that would identify the site as containing known or potential Aboriginal heritage significance.

(c) *Activities in areas where landscape features indicate the presence of Aboriginal objects*

Aboriginal objects are often associated with specific landscape features as a result of Aboriginal people's use of those features in their everyday lives and for traditional cultural activities. Typical landscape features are rock shelters, sand dunes, waterways, waterholes and wetlands.

Notwithstanding the negative results from the AHIMS Web Service search; the review of other available databases and documents, the following observations have been in evaluation whether the site contains typical landscape features which may give rise to the presence of Aboriginal objects:

- The subject site is not within 200m of any water body, such as a lake, river or natural stream;
- The subject site is not located within a sand dune system;
- The subject is not located on a ridge top, ridge line or headland;
- The subject site is not located within 200m below or above a cliff face;
- The subject site is not located within 20m of or in a cave, rock shelter, or a cave mouth; and
- The subject site is on 'disturbed land' (as previously defined).

[Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW, 2011](#)

The process for investigating and assessing Aboriginal cultural heritage is set out in Figure 1 of the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW.

The first step of the process is to determine whether the proposed activity could harm Aboriginal objects or a declared Aboriginal place. To establish whether or not Aboriginal objects or places could be harmed an assessment was undertaken in accordance with Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales, 2010.

The assessment undertaken as part of the Due Diligence Code indicated that there are no known Aboriginal objects and that there is a low probability of objects occurring in the area. On this basis there are no further requirements set out in the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW and this indicates that the proposal is satisfactory.

3.9.2 CONCLUSION AND RECOMMENDATIONS

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.

The Office of Environment and Heritage have advised that the above assessment satisfies the Aboriginal Cultural Heritage requirements for this location subject to the following:

Should any Aboriginal relics be encountered during any works for this development, the activity is to stop immediately and the Office of Environment and Heritage is to be informed in accordance with Section 91 of the National Parks and Wildlife Act, 1974.

*Heritage report prepared by Steven Parisotto,
Principal Planner, Griffith City Council.*

3.10 Drainage

3.10.1 Flooding issues.

The proposed development is not situated on any land that is deemed to be flood prone and no flooding would occur or be enhanced as a direct result of the development.

3.10.2 Stormwater

All stormwater from the developed area will be directed to council's existing stormwater system via an onsite detention system. The detention system will be designed in accordance with the draft Griffith City Council on-site stormwater detention policy and Council's Engineering Guidelines prior to the issue of a construction certificate.

3.10.3 Water Sensitive Urban Design measures

The proposed development has adopted the following Water Sensitive Urban design measures:

- Inpatient Cluster building main roof will discharge rain water directly onto a landscaped area for absorption into a gravel bed, excess water will be collected and discharged into a pervious carpark area that acts as a detention basin;
- Landscaped areas will use plants that require minimal water;
- Landscaped areas will have an irrigation system connected to a recycled water system provided by Council, minimising the use of potable water;
- Water-efficient landscaping will be installed to reduce potable water consumption;
- Installation of water efficient appliances and fixture such as toilet suites and shower heads;
- Pervious pavement will be used on a number of car parking and landscaped areas reducing peak stormwater discharges from paved areas.

3.11 Waste

Prior to the occupation of the hospital and training facility a Waste Management Plan will be submitted to Council. This will be a detailed plan complying with all legislation relevant to waste, environmental protection and Occupational Health and Safety including:

- NSW DOH Waste Management Guidelines Health Care Facilities Aug 1998 (PD 2005_132);
- NSW DOH Infection Control Policy (PD 2007_036);
- NSW Government Waste Reduction and Purchasing Policy;
- ISO 14001:1996;
- ISO 9001:2000;
- Relevant Council and EPA requirements;
- Industry Code of Practice for the Management of Clinical and Related Wastes (the Code of Practice). The latest edition of the code (6th Edition) was release in June 2010. Available at http://www.wmaa.asn.au/director/divisions/clinical_waste.cfm;
- AS/NZS 3816:1998 Management of clinical and related waste;
- Protection of the Environment Operations Act 1997; and
- Protection of the Environment Operations (Waste) Regulation 2005.

3.12 Hazards

The storage, handling and use of dangerous goods in relation to the function and operation of this medical facility will be in accordance with the requirements of the following legislation:

- Guidelines for the safe use of hazardous substances and dangerous goods. NSW Health 2006;
- Occupational Health and Safety Regulation 2001;
- Storage and Handling of Dangerous Goods: Code of Practice. WorkCover, 2005;
- AS 1940:2004 The storage and handling of flammable and combustible liquids.

3.13 Public Domain

The proposed development will result in improvement of the public domain on the following levels:

- Creating a Medical Training facility beneficial to members of the local community planning to further their education in the Health Services;
- Creating short and long term employment from the initial construction phase to the long term operation of the medical facility;
- Establishing specialised medical services currently not available in Griffith;
- Strengthening investment in Griffith in a non water based industry prompting sustainable development by diversifying the local economy; and
- Providing specialised medical treatment assessable to outer regional areas as part of overall Government Health improvement initiatives.

3.14 Operational Management

Griffith Community Private Hospital

Griffith Community Private Hospital will accept patients upon referral from General Practitioners in the area as well as from visiting specialists to the centre for overnight or day only admissions for the following range of services:

- The provision of services at Griffith that are supported by the SV&MHS campus in Sydney to enable local services to benefit from the critical mass and expertise that already exists in that system.
- A range of services that will enhance local services and compliment and not compete with those provided by the Murrumbidgee Local Health Network.
- Role delineation of Level 3-4 reflecting a low complexity health service.

- Outpatient clinics provided by Visiting Medical Officers and other health professionals alone or in partnership with local General Practitioners.
- Inpatient services for medical and surgical admissions consistent with a role delineation of 3-4.
- Relationships with local General Practitioners who will be encouraged to partner with Visiting Medical Practitioners to provide a consistent, sustainable service and career development opportunities.
- Partnerships will be developed over time with other health service and social service providers in the area where mutually beneficial relationships that improve health services are identified. Opportunities currently being explored include possible partnerships with the local General Practitioners, Griffith Aboriginal Community Controlled Medical Service, local disability agencies and others.

The Griffith Community Private Hospital will not provide paediatric services or obstetric services given the specialised staff required to provide these services and the high cost of the associated infrastructure.

Murrumbidgee Clinical Teaching and Learning Centre

The following factors have been identified to frame how educational activities will occur to enable those functions to evolve and develop well into the future:

- Students from medical, nursing, pharmacy or allied health disciplines may be allocated to the Griffith Community Private Hospital, Griffith Base Hospital, GP clinics in the area and Griffith Aboriginal Medical Centre or other service centres within the catchment;
- It is anticipated that at any one time there will be between 3 to 20 students on site utilising the amenities and spaces provided. These students may be on placement at the private hospital or at other sites visiting the Centre at various times for joint or individual activities;
- Academic staff and students will access the facility through the main entry;
- Academic staff and students may walk to the hospital or arrive by car, motor bike or bicycle;
- Spaces will be shared between clinical and teaching functions where possible to ensure that training and education activities are inherent in the activities of the private hospital;
- Dedicated teaching and learning spaces will be provided;
- It is proposed that Murrumbidgee General Practice Network will be co-located with the teaching and education spaces to support students.
- Students may be on placement in the Murrumbidgee for as little as 2 weeks or as long as 3 months; and
- On site, teaching models may require that students spend part of their day in a supervised clinical setting such as the operating suite, inpatient unit or ambulatory care centre and then retreat to the student resource areas to undertake a web based program to reinforce what was learnt during the

practical session or a group session in the skills laboratory with fellow students. This emphasises the need to minimise travel distances between the clinical and education areas of the facility for teacher and student convenience.

3.15 Utilities and Services:

Water

A potable water service with enough capacity for the proposed development is available from Griffith City Council with a 100mm connection point situated on the northern boundary with Animoo Avenue as well as a 100mm connection point situated on the eastern boundary next to Warnambool Street.

Sewer

An existing sewer line with enough capacity for the proposed development connects the site to a sewer connection point situated on the southern side of Animoo Avenue opposite Gallipoli Street. This existing line crosses the Griffith Base Hospital's site. An alternative sewer connection is available a 100 metres to the north of the subject site next to Wyangan Avenue, but is not considered currently as an option.

Natural Gas:

Natural Gas is available at Griffith Base Hospital with a gas line feeding in along the southern boundary of the subject site.

Electricity:

Electricity is available on site.

3.16 Draft Statement of Commitments for Environmental Management

General:

This section addresses general administrative-type matters that will be considered as part of the project including requirements that should be observed throughout the development process or matters that need to be addressed before any action commences on the development. The draft statement is based on Griffith City Council "Notice of Determination Conditions" to be finalised as part of the assessment process.

Prior to the lodgement of a Construction Certificate application:

- Floor levels are subject to Council's Flood Management Policy. The floor level for habitable room areas to be 500mm above the 1 in 100 year flood level or 410mm above the existing natural ground level, whichever is higher. Elevation and sectional view plans (3 copies) showing this minimum level must be submitted to Council for approval prior to the lodgement of a Construction Certificate application.
- The applicant is required to pay for all inspections carried out by Council's Engineers for construction of the stormwater design, driveways, car parking/ vehicular manoeuvring areas and road works. Payment must be paid for five (5) inspections as per Council's current Revenue Policy prior to the lodgement of a Construction Certificate application. Any adjustments to the total amount must be paid in full prior to the lodgement of the Occupation Certificate application.
- Detailed design plans and specifications - as required in Part B above – are to be submitted to Council and approved prior to the lodgement of a Construction Certificate application.
- All engineering works required by this development on the site and its curtilage (including sediment and erosion controls, road, access and drainage works, water supply and sewerage) are to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards December 2008*.
- Design plans and specifications in accordance with the *Building Code of Australia (BCA)* and *Council's Engineering Guidelines – Subdivisions and Development Standards December 2008* are to be submitted with the Construction Certificate application.
- The landscaped area shown on the plan submitted with the application shall be the subject of a detailed working plan by a suitably qualified person. Three (3) copies are to be submitted to and approved by Council prior to the lodgement of a Construction Certificate application. This detailed plan should be drawn to scale (minimum 1:200) and include the location of tree and shrub species, height and spread at maturity and elevation of landscaped areas. Garden beds are to be fitted with trickle irrigation, bark chips and mounds. Curved lines and the footpath areas of the development are to be incorporated into the overall landscaped area of the development. Lawns are to have underground sprinklers.
- Completion of the requirements under the Building & Construction Industry Long Service Payments Act 1986 and payment of the Long Service Levy, prior to the lodgement of a Construction Certificate for Civil Works application.
- A Construction Certificate for Civil Works is to be submitted to Council and approved for the construction of the driveways, carparking areas, vehicular manoeuvring areas, sewer extension works, and onsite stormwater design works. Detailed engineering design drawings for these works are to comply with Council's *Engineering Guidelines – Subdivisions*

and Development Standards December 2008. All costs for these works shall be borne by the applicant and shall be submitted to Council for approval prior to the lodgement of a Construction Certificate for Civil Works application.

- All contractors working within the road reserve or on public land will be covered for workers' compensation and public liability insurance to the amount of \$20 million. The policy shall specifically indemnify Council from all claims arising from the execution of the works. Written evidence of this insurance shall be submitted to Council prior to the lodgement of a Construction Certificate application
 - A Fire Safety Schedule and floor plan (3 copies) shall be submitted listing the current and proposed fire safety measures for the whole of the building. Details shall also be submitted regarding:
 - Measures to protect persons using the building in the event of a fire.
 - Measures to facilitate the egress of persons using the building in the event of a fire.
 - Measures to restrict the spread of a fire from the building to the other building nearby.
 - The schedule and floor plan (3 copies of each) showing the location of all essential measures will be submitted prior to the lodgement of a Construction Certificate application.
 - The building will be provided with access and facilities for disabled persons in accordance with Part D3 and Table F2.4 of the Building Code of Australia. Details of the proposed design of such facilities and the methods to be used to comply with this condition, shall be submitted to Council and approved prior to the lodgement of a Construction Certificate application.
- NOTE: Compliance with this condition does not guarantee compliance with the Disability Discrimination Act and the developer will investigate their liability under the Act. The Applicant's attention is drawn to the Australian Standard Australian Standard 1428 Parts 1, 2, 3 and 4 in respect of acceptable standards of design and requirements.
- The applicant shall provide connection to Council's sewer main at their own expense in an appropriate location. Engineering designed drawings (3 copies) for the proposed sewer and drainage lines will be submitted and approved prior to the lodgement of a Construction Certificate application. Design and details are to comply with *Council's Engineering Guidelines – Subdivisions and Development Standards December 2008* and the *Building Code of Australia (BCA)*.
 - A Traffic Management Plan Report prepared by a suitably qualified person is to be submitted to Council for approval prior to the lodgement of a Construction Certificate application.

The Management Plan will address but not be limited to the following:

- Loss of on street parking during construction;
- Safety of public;

- Materials storage and handling;
- Deliveries and construction traffic; and
- Parking.

This is to ensure that suitable provision is available for all vehicles associated with the construction of the development to alleviate any need to park within, load/unload from, the surrounding public road network. Appropriate signage and fencing is to be installed and maintained to effect this requirement.

- Safety devices such as signs, barricades, barriers, warning lights etc. will be placed where works affect Council roads and shall be in accordance with Australian Standard 1742 - Manual of Uniform Traffic Control Devices and Roads and Traffic Authority Manual - Traffic Control at Work Sites 1998. Details are to be included in the Traffic Management Plan Report and submitted to Council for approval prior to the lodgement of a Construction Certificate application
- Control measures are to be utilised to prevent soil erosion and silt entering the drainage systems. Prior to the lodgement of a Construction Certificate application details of the proposed measures utilising the principles outlined in following document, *Soils and Construction – Managing Urban Stormwater by Landcom (Blue Book,)* are to be submitted for Council approval and implemented before, during and after development works.
- Traffic Control Plan(s) relating to all works to be conducted within the road reserve shall be submitted to Council for approval prior to the lodgement of a Construction Certificate application for Civil Works. Plan(s) are to conform to AS1742.3 and strict compliance to the traffic control plan(s) are to be maintained throughout the duration of the construction work.
- All internal access, parking and unloading areas and roads fronting the subject allotment are to have adequate lighting installed. Design plans showing the location of existing and proposed street light poles within the vicinity of the proposed development (including at intersection and medians) shall be submitted to Council for approval prior to the lodgement of the Construction Certificate application for Civil Works. Minimum lighting levels shall be in accordance with AS 1158.3.1 and screened on-site so as not to result in excessive light spill.
- Prior to the lodgement of a Construction Certificate application plans are to be submitted to Council for approval to provide adequate pedestrian footpath access from the car-parking areas to the development. This is to minimise traffic congestion and to improve the safety for pedestrians accessing the development.
- Prior to the lodgement of a Construction Certificate application plans are to be submitted to Council for approval to provide a shared pedestrian footpath access for the full frontage of the development along Animoo Avenue. Footpath design and construction are to comply with *Council's Engineering Guidelines – Subdivision and Development Standards December 2008*.

- All stormwater run off shall be directed to Council's street system for disposal. Stormwater run off shall not be permitted to flow over property boundaries onto the adjoining properties. Detailed design drawings and hydraulic calculations for the proposed drainage design are to comply with *Council's Engineering Guidelines – Subdivision and Development Standards December 2008* and are to be submitted to Council for approval prior to the lodgement of a Construction Certificate application.
- Stormwater detention is to be created onsite for the critical storm event. The maximum developed discharge is to be 65 litres per second per hectare for the proposed development as approved by this Development Application. Design and details in accordance with *Council's Engineering Guidelines – Subdivision and Development Standards December 2008* are to be submitted to Council for approval prior to the lodgement of a Construction Certificate application.
Reason: To ensure the proper and efficient management of stormwater arising from the development does not adversely affect the existing properties within the Ortella Street catchment and the downstream stormwater system.
- A qualified Civil Engineer with experience in Hydraulic Analysis shall design and certify the Onsite Detention System, which shall be maintained for the life of the project. The consultant must sign off all drawings and calculations and provide details of Professional Indemnity insurance. Design and details in accordance with *Council's Engineering Guidelines – Subdivision and Development Standards December 2008* are to be submitted to Council for approval prior to the lodgement of a Construction Certificate application.
- Any areas that are subject to water ponding as a result of storm events must have appropriate warning signs erected. Details of sign location and type to be submitted to Council for approval prior to the lodgement of a Construction Certificate application for Civil Works.
- Prior to the lodgement of a Construction Certificate application for Civil Works design and details in accordance with *Council's Engineering Guidelines – Subdivision and Development Standards December 2008* are to be submitted to Council for approval for the extension of Council's sewer main to service the subject allotment.

Prior to the commencement of works:

- The applicant 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 will require Council's concurrence under Section 138 of the Roads Act 1993 prior to the commencement of any works.
- An application for a Construction Certificate for Civil Works shall be submitted to Council and approved for the construction of the driveways,

carparking areas, vehicular manoeuvring areas, sewer extension works, and onsite stormwater design works. Detailed engineering design plans shall be submitted to Council for approval **prior to any civil works commencing**. Such plans shall include designs, calculations and specifications for all proposed works as required for approval by Council. The requirement must conform to Council's *Engineering Guidelines - Subdivisions and Development Standards December 2008*.

- The design of all engineering structures will be certified by a chartered engineer (NPER Structural Registered) as conforming to the relevant standards and load capacities.
- Site works will not commence until the person having the benefit of the development consent has appointed a Principal Certifying Authority (PCA) (Note:- this can be Council or an Accredited Certifier) and has notified Council of the appointment. Should the applicant elect to nominate Council as the PCA it will be necessary to complete Form 7 and pay the required inspection fees.
- An Accredited Certifier who has been appointed as a Principal Certifying Authority (PCA) will not be replaced, except with the approval of the relevant accreditation body. A replacement PCA must ensure that notice of his or her appointment, together with the relevant Accreditation Body's approval of the appointment, is given to Council within 2 days of the appointment.
- At least 2 days written notice will be given to Council prior to the commencement of any work on the property.
- Prior to commencement of works, the building(s) will be set out by a registered surveyor to verify the correct position of each structure in relation to the property boundaries
- A registered surveyor's report confirming the required ground and floor levels (to Australian Height Datum) will be submitted to Council prior to work proceeding above the floor level of the building(s).
- All plumbing and draining will be carried out by a licensed trades person. Prior to work commencing, a permit is to be obtained from Council. All water supply, sanitary plumbing and drainage works will comply with the relevant provisions of the Local Government (Water Services) Regulation 1999 and to Australian Standard AS 3500.
- The footpath and vehicle crossing access to the site will be protected from damage prior to the commencement of works. The protection shall be equivalent of timber boarding suitable for the loadings expected with the strapping and treatment to prevent tripping by pedestrians. Details of the proposal shall be submitted to Council and approved before installation.
- Adequate toilet facilities will be provided on the site throughout the demolition/construction phase of the development. Such toilet facilities are to be provided, at the ratio of one (1) toilet for every twenty (20) persons (or part thereof) employed/working on the site. Each toilet provided will be a standard flushing toilet and must be connected to a public sewer, or an accredited sewage management facility approved by council. If connection

- to either a public sewer or an accredited sewage management facility is not practicable, it will be connected to some other sewage management facility approved by council. Toilet facilities will be provided and functioning prior to the commencement of work.
- Driveway construction is subject to Council's Engineering Guidelines - Subdivisions and Development Standards 2008. The finished level of the driveway at the property boundary shall be 130mm above the top of kerb. Upon completion of the formwork and string lines for the driveway, the applicant shall arrange for Council's Surveyors to inspect these works prior to the pouring of concrete for the driveway. In the event that this level is unachievable, documentary evidence, including a detailed design is to be submitted and approved by Council prior to the commencement of driveway construction.
Failure to construct to given levels or without Council approval will render the owner liable for any necessary reconstruction costs to alter work not in conformity with such levels.
Prior to commencement of works, a sign will be erected in a prominent position stating that unauthorised entry to the site is not permitted. The sign must also name the builder or other person responsible for the site and a telephone number at which the builder or other person can be contacted outside working hours. The sign is to be removed when the building works have been completed.
A secure waste containment area or skip bin is to be provided on site prior to the commencement of works.
Where development includes the installation of sanitary plumbing and drainage works between the building and Council's sewer, the applicant will submit to Council a drainage diagram. This diagram shall be prepared and submitted to Council prior to the issue of the Construction Certificate. The diagram shall be drawn to scale at a ratio of 1:100 showing the location of the buildings and fittings and all pipelines, junctions, inspection openings and the like. Alternatively, Council can be requested to carry out the work upon payment of the fee listed in Council's current Revenue Policy.

During construction:

- If any damage is occasioned to Council property, particularly concrete kerbing and guttering and foot paving during building construction, the cost of repairs will be recoverable. It is therefore requested that any damage which is obvious before construction be immediately notified to Council to avoid later conflict.
- The applicant is to be responsible for all amplification, extension and adequate provision for connection to services at their own expense. The work is to be in accordance with Council's *Engineering Guidelines - Subdivisions and Development Standards December 2008* and relevant authorities' specifications.

- Effective dust/noise/erosion control measures are to be maintained during construction to maintain public safety/ amenity.
- Where required, kerb outlets for stormwater to be saw cut with suitably approved kerb adaptors to be installed using 20 MPa concrete.
- All civil construction works shall be inspected by Council Officers or Council Nominee during normal office hours as specified in *Council's Engineering Guidelines - Subdivisions and Development Standards December 2008 (Part 1 - Section 4)*. All requests for inspection are to be made to Council's Customer Service Department.
 Apart from these inspections various tests are to be conducted in conjunction with the works. Test guidelines and type of tests required are identified in *Council's Engineering Guidelines - Subdivisions and Development Standards December 2008*.
- The construction of all structures will be supervised and certified by a chartered engineer (NPER-3 Structural Registered) as conforming to the approved design and load capacities.
- To ensure that the site is easily identifiable for deliveries and provides information on the person responsible for the site, a sign displaying the following information is to be erected:
 - The statement "Unauthorised access to the site is not permitted".
 - The names of the builder or another person responsible for the site along with an out of hours contact number.
 - Lot or Street number.
- A safety barrier shall be provided along the frontage to the road or footway
- The site shall be kept clean and tidy during the construction period and all rubbish shall be removed from the site upon completion of the project to the satisfaction of Council. Suitable and effective builders' refuse and waste storage facilities are to be provided on the development site for the duration of the construction work
- The site of the building is to be kept lit between sunset and sunrise. The lights are to be directed on the subject property and not to adversely spill over onto adjoining property.
- Building equipment, construction materials and waste storage facilities are not to be placed at any time on Council's footpath and road way.
- A suitable fence is to be erected between the site and the public places for the duration of the building works. The fence is to be removed when the building works have been completed.
- To preserve the unique environment of Griffith and to contain soil and sediment on the property, controls are to be implemented prior to clearing of the site vegetation and the commencement of site works. 'Site works' includes any service extension works or road and drainage works outside the property boundary.
- This is to include the installation of a sediment fence with returned ends across the low side of the works. These shall be maintained at no less than 70% capacity at all times. All drains, gutter, roadways etc. shall be

kept clean of sediment. Soil erosion fences shall remain and must be maintained until all disturbed areas are restored by turfing, paving and re-vegetation.

- All plant and equipment used in the erection of the building, including concrete pumps, wagons, lifts, mobile cranes, etc, shall, unless otherwise authorised by Council's Development Assessment Manager be situated entirely within the boundaries of the site and so placed that all concrete slurry, discharged water, debris and the like shall be discharged onto the building

Prior to occupation:

- Prior to commencement of use of the development or occupation of a building, Council will be contacted, an inspection carried out and permit to occupy issued. This is to confirm that all works have been completed and the development is suitable for use for its designed purpose.
- An interim fire safety certificate or final fire safety certificate will be furnished (by the owner of the building) to satisfaction of the Principal Certifying Authority (PCA) prior to the issue of any interim occupation certificate.

Such certificate should state that each specified essential fire safety measure has been assessed by a properly qualified person (chosen by the owner), and was found to be capable of performing to a standard not less than that specified in the Schedule.

- The essential fire safety measures referred to in this Schedule, excluding any existing measures, will be installed within the building.
- A final fire safety certificate, in or to the effect of Form 15 (copy attached) will be furnished by the owner of the building to the Principal Certifying Authority (PCA) prior to the issue of a Final Occupation Certificate, in respect of all essential fire safety measures specified in the above Schedule.
- The certificate will state that each specified essential fire safety measure has been assessed by a properly qualified person (chosen by the owner), and was found to be capable of performing to a standard not less than that specified in the Schedule.
- An automatic fire detection and alarm system is to be installed in accordance with:
 - Australian Standard 1670; or
 - Australian Standard 3786 or listed SSL Register of Accredited Product. The detector units are to be connected to the 240 volt power supply, have suitable battery backup and be located on or near the ceiling in the following locations:

- (a) Between each area containing bedrooms and the remainder of the dwelling including any hallway associated with the bedrooms; or
- (b) in each bedroom; and
- (c) in any storey not containing bedrooms.

Prior to occupation or use, the owner / applicant must submit to the Principal Certifying Authority a copy of the smoke detector installation details and certificates (issued by the Electrician).

- Illuminated exist signs (complying with Australian Standard AS 2293 – Emergency Evacuation Lighting in Buildings and E4.8 of the Building Code of Australia) must be installed over each required exit.
- Works As Executed plans for approved and accepted road works are to be submitted to Council upon completion of the respective stage(s) of the development prior to the lodgement of an Occupation Certificate application.
- Arrangements are to be made to provide a twelve (12) month maintenance period for all construction works conducted on Council's infrastructure as part of the development. It is the applicant's responsibility to notify the relevant departments regarding the commencement and finish of the maintenance period and adequate arrangements are to be made regarding any relevant inspections required.
- Prior to the lodgement of the Occupation Certificate application all existing vehicular crossings adjacent to the subject property are to be made redundant and the road reserve is to be reinstated to match the surrounding roadside landform in accordance with Council requirements. All costs associated with these works shall be at the applicant's expense.
- Prior to the lodgement of the Occupation Certificate application the proposed vehicular driveway off Warrambool Street is to be located to the requirements specified in AS2890.1:2004, Section 3.2.3, from the intersection of Warrambool Street and Animoo Avenue.
- Parking bays, aisle widths, line marking and directional lines must be implemented substantially in accordance with the approved plans and Australian Standard 2890.1:2004. Parking bays, line marking and directional lines are to be maintained by the owner of the site for the lifetime of the development and are to be installed prior to the lodgement of an Occupation Certificate application.
- Prior to the lodgement of an Occupation Certificate application all car parking and vehicular manoeuvring areas being sealed and maintained to Council's satisfaction.
- Provision of ...(*planner to specify*) off-street parking spaces each of dimensions 2.6 metres x 5.5 metres, including (*number of disabled spaces planner to specify*) car parking spaces of dimensions 3.5 metres x 5.5 metres for disabled persons shall be constructed prior to the lodgement of an Occupation Certificate application in accordance with Council's Parking Code and AS 2890.1:2004. Parking bays are to be clearly identified by

pavement markings. Spaces adjacent to walls or other obstructions, which may affect door openings or vehicle manoeuvring, are to be widened by an additional 300mm on the side of the obstruction(s).

In respect of parking for disabled persons, approval does not guarantee compliance with the Disability Discrimination Act and the developer should investigate their liability under the Act. The applicant's attention is drawn to the Australian Standard AS 1428 Parts 1, 2, 3 and 4 in respect of acceptable standards of design and requirements.

- Prior to the lodgement of an Occupation Certificate application a shared pedestrian footpath is to be constructed for the full frontage of the development along Animoo Avenue. Footpath design and construction are to comply with *Council's Engineering Guidelines – Subdivision and Development Standards December 2008*.
- The onsite detention, associated floodways and flow paths are to be protected by a Section 88E covenant in favour of Griffith City Council. The Instrument is to be submitted to Council for approval, prior to the lodgement of an Occupation Certificate application.
Reason: Storage volumes and drainage system to be maintained to ensure long-term operation of the system.
- The connection to Council's water main must be applied for separately prior to the lodgement of an Occupation Certificate application. Where the connection is 25mm or greater to serve the needs for domestic and fire services, the application shall be supported with hydraulic calculations prepared by an appropriate consultant, including reference to a water pressure and flow rate test of the adjacent mains.
- Prior to the lodgement of an Occupation Certificate application the applicant shall make formal written application to Council to enter into a lease agreement for the car parking areas proposed to be located on Council's road reserve.

Ongoing matters:

- Each year, within 12 months of the previous statement or after a certificate of installation has been issued for the building (whichever is applicable), the owner of the building must ensure the Council receives a fire safety statement. This is to be in the format of Form 15A (copy attached) and must deal with each essential fire safety measure in the building.
- As soon as practicable after the statement is issued, a copy of the statement (together with a copy of the current fire safety schedule) is to be given to the Commissioner of New South Wales Fire Brigades. A further copy is to be prominently displayed in the building.
- Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land or distract traffic on nearby roads.

- All waste including sharps and other hazardous substances used in procedures will be disposed of in appropriate waste receptacles provided e.g. Sharps disposal bins.
- A Waste Management Plan will be submitted to Council indicating compliance with all relevant legislation as set out in section 3.11 of this document.
- All vehicles are required to enter and leave the development in a forward direction to ensure traffic/pedestrian safety.
- All vehicular loading/unloading is to be carried out within the site to prevent interference with the use of the public road by vehicles and pedestrians.
- Any landscaping, fencing or signage to be provided within the site or along the boundary with any adjoining road reserve (including laneways) 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.

4. CONCLUSION

The proposal includes the development of a GCPH and MCT&LC in Griffith New South Wales. The facility will serve the Griffith, Carrathool, Hay, Lachlan, Leeton, Murrumbidgee and Narrandera Local Government Areas (collectively the Murrumbidgee Cluster), all of which are classified as RA 3 – Outer Regional or higher. The Murrumbidgee Cluster, which comprises an estimated 60,000 people, is socioeconomically disadvantaged relative to the State average, has higher preventable death rates than the NSW average and has poorer access to local health services as evidenced by high outflow rates for basic public and private health care and lower levels of GP services.

The environmental assessment includes an analysis of all the Director General's requirements in terms of Section 75 F of the environmental Planning Assessment Act 1979 as issued to the project on 8 June 2011.

The proposed development will have minimal environmental impact and significant public benefit such as:

- Creating a Training facility beneficial to members of the local community planning to further their education in the Health Services;
- Creating short and long term employment from the initial construction phase to the long term operation of the medical facility;
- Establishing specialised medical services currently not available in Griffith;

- Strengthening investment in Griffith in a non water based industry prompting sustainable development by diversifying the local economy and
- Providing specialised medical treatment assessable to outer regional areas as part of overall Government Health improvement initiatives.

The proposal is considered to satisfy the Director General's requirements and on that basis the Minister's approval is sought.