



26 May 2021

The Manager
Department of Planning, Industry & Environment
Locked Bag 5022
Parramatta NSW 2124

Attention: Ingrid Berzins

SSD-9838218 – PROPOSED REDEVELOPMENT OF GRIFFITH BASE HOSPITAL, LOT 2 DP1043580, ANIMOO AVENUE, GRIFFITH.

I refer to correspondence to TfNSW requesting the provision of key issues and assessment requirements to be included in the Secretary's Environmental Assessment Requirements.

From review of the information provided it is understood that the development proposal represents the redevelopment of the existing Base Hospital facility within Griffith. The site is located with frontage to Animoo Avenue, Warrambool Street and Noorbar Avenue. These roads are all classed as local roads.

The existing road network within Griffith provides various routes for access to the site from within the urbanised area of Griffith. As the site is located remote from the classified road network the redevelopment will not represent any detrimental impact on the classified road network.

TfNSW has completed an assessment of the DA, based on the information provided and focussing on the impact to the state road network. Transport for NSW has assessed the Development Application based on the documentation provided and would raise **no objection** on the basis that the Consent Authority ensures that the development is undertaken in accordance with the information submitted. Notwithstanding this consideration should be given to the following:

- The subject site has frontage to the western side of Warrambool Street. Warrambool Street also provides access and parking for the existing school grounds located on the eastern side of Warrambool Street. In discussions prior to submission of the application both Council and TfNSW raised concerns regarding the location of the access to the emergency Department and the non-clinical services building from Warrambool Street whereas there appears to be access to the northern part of Animoo Street especially for the non-clinical building. The assessment of the impact of the additional traffic on Warrambool Street and the nearby existing land uses such as the school needs to consider the traffic generation due to both the Emergency Department and the non-clinical services building
- Appropriate pedestrian treatment shall be implemented within Warrambool Street to provide convenient and safe pedestrian and cycle access across Warrambool Street to the satisfaction of Council

Green Travel Plan

Appendix G contains a preliminary Green Travel Plan (GTP), however it's considered that further inclusions are required in the plan. Car is an attractive travel mode in Griffith and it can be difficult for public and active transport to compete with the ease and relatively low cost of car use. Additional actions are recommended to encourage the use of sustainable transport to the site, which will help reduce the use of single vehicle trips.

It is requested that the applicant be conditioned to update the GTP in consultation with TfNSW at development.sco@transport.nsw.gov.au. The applicant shall submit a copy of the final plan to TfNSW for endorsement prior to the issue of the first occupation certificate to include the following:

- Conduct a site audit for accessibility and amenity for pedestrians and cyclists, including shade cover, lighting, shelter, priority at internal roads, and accessibility of ramps and paths;
- Consider how access / site permeability through the site can be improved by creating more direct footpaths, which may not necessarily run along internal roads;
- Audit the adjacent bus stops for shelter, seating, lighting and accessibility. Also audit crossing, particularly those required to reach bus stops;
- Identify any necessary improvements to surrounding pedestrian infrastructure to support active transport to the site, including crossings;
- Investigate financial incentives to take public transport, this could include providing a subsidy to staff for public transport fares;
- Provide data to TfNSW about staff shift changeover times and the number of staff working respective shifts, to inform any potential changes to supporting transport services;
- Identify any improvements such as lighting that may be required to promote the safety of travel to and from the site, particularly at night;
- Provide a screen inside with real time public transport information, so people can avoid waiting too long at the bus stop, particularly in the heat, cold, rain or at night;
- Consider the potential for the bus route to go into the campus and stop near the main entrance (as swept analysis has been performed for fire trucks);
- Consider provision of panniers and/or trailers for loan for bikes so people can gain an understanding of what they can carry with a bicycle;
- Investigate flexibility around starting and finishing times and whether this will help staff manage other tasks while being able to use active or public transport;
- Expedite the actions listed in the GTP, and prioritise those that are needed before occupation, including developing a TAG and communication strategy;
- Provide timelines and identify responsible people for the full development and delivery of GTP;
- Many bus services come within 600 m of the site and should also be included in TAGs;
- Identify and promote what community transport is available, how community transport access the site, who is eligible for community transport;
- Confirm fleet vehicle arrangements e.g. are they only used for business or are they taken home by employees; are there opportunities for carpooling, etc.; and
- Consider implementing a parking management strategy that prioritises parking for patients and visitors and limits parking for staff that are working during the day, when alternatives are available.
- The plan shall be reviewed annually for at least the first five years and involve surveys, evaluation and review.

TfNSW highlights that in determining the application it is the consent authority's responsibility to consider the environmental impacts of any road works which are ancillary (proposed or deemed necessary) to the development. This may include the need for further environmental assessment for any ancillary road works.

Upon determination of this application, please forward a copy of the Notice of Determination to development.south.west@transport.nsw.gov.au.

Any enquiries regarding this correspondence may be referred to Maurice Morgan, TfNSW (South Region), phone (02) 6923 6611.

Yours faithfully



Maurice Morgan
Team Leader, Development Services South