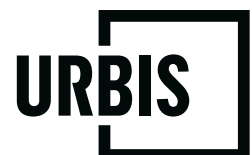




SCOPING REPORT FOR THE SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Griffith Base Hospital Redevelopment

Prepared for
HEALTH INFRASTRUCTURE
15 September 2020



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Project Code	P0014571
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1. INTRODUCTION

This scoping report has been prepared on behalf of Health Infrastructure (**HI**) to request Secretary's Environmental Assessment Requirements (**SEARS**) for the preparation of an Environmental Impact Statement (**EIS**) to accompany a State Significant Development Application (**SSDA**) for the redevelopment of Griffith Base Hospital at 5-39 Animoo Avenue, Griffith.

The proposal is classified as State Significant Development (**SSD**) on the basis that it falls within the requirements of clause 14 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), being development that has a capital investment value of more than \$30 million for the purpose of hospitals, medical centres and health research facilities.

This report has been prepared in accordance with the DPIE Guideline '*Scoping an Environmental Impact Statement: Draft Environmental Impact Assessment Guidance Series*' dated June 2017. It includes:

- Proponent Details
- Project Details
- Background
- Site and Locality
- Strategic Context
- Statutory Context
- Key Matters and Impacts
- Community and Stakeholder Engagement

This scoping report is accompanied by the proposed architectural plans prepared by DJRD Architects at **Appendix A**.

2. PROPONENT DETAILS

The proponent details for the proposed development is outlined in the following Table 1.

Table 1 – Proponent details

Detail	Proponent
Full Name	NSW Health Infrastructure
Postal Address	1 Reserve Road, St Leonards NSW 2065
ABN	89 600 377 397
Nominated Contact	Health Infrastructure c/- John McFadden, Senior Town Planning Advisor, ph. 02 9978 5402
Contact Details	John.McFadden@health.nsw.gov.au 1 Reserve Road, St Leonards NSW 2065
Name and Qualifications of person who has prepared the Scoping Report	Jayne Klein, Bachelor of Planning, University of Auckland Master of Resource and Environmental Planning, Massey University Georgia McKenzie, Bachelor of City Planning, University of New South Wales
Site Owner	NSW Health

3. PROJECT DETAILS

3.1. DESCRIPTION OF PROJECT

The proposed development is the Griffith Base Hospital Redevelopment which will provide a new hospital to replace outdated facilities that do not permit the delivery of contemporary health services. The proposed facility will deliver all clinical services under one roof, in a new, purpose-designed building that incorporates contemporary models of care.

The project will have a capital investment value in excess of \$30 million. In accordance with Schedule 1 of SEPP SRD, the proposal is SSD for the purposes of the EP&A Act. This will be verified with a Quantity Surveyor's Statement within the EIS.

3.2. PROJECT OBJECTIVES:

The redeveloped Griffith Base Hospital will provide:

- A fit-for-purpose new hospital and retention of existing assets deemed to be of suitable condition, to form a regional health precinct capable of delivering contemporary models of care.
- Upgraded facilities to align with the Clinical Service Plan.
- Maximisation of the functionality of the new facility through preferred functional relationships between the various departments and clinical clusters.
- Zoning of the building according to hours of use, nominally a 12-hour zone and a 24-hour zone to facilitate access.
- Direct connection to St Vincent's Private Community Hospital.
- A single public entry point providing access to the Emergency Department and the Main Entry Foyer.
- Enhanced flexibility and ability to share staff and resources.
- Maintained full operation of the existing services during construction and minimised disruption to ongoing operation through appropriate staging of the project.
- A campus that promotes wellness to the community and respects the cultural diversity of the local area.
- A new building founded on the principles of passive design and ecologically sustainable development (ESD).

3.3. DETAILS OF PROPOSAL

Specifically, this development consent seeks approval for the following works at the hospital site:

- Construction of a new four-storey hospital building;
- Demolition of remaining buildings vacated after commissioning of the new hospital including the existing maternity ward; medical services building; general ward block; renal unit; doctor's rooms; specialist clinics; biomedical building; dietetics building, TRACS building, CAPAC building, electrical transformer and medical imaging building;
- Construction of site works including roads and on-grade car parking;
- Construction of landscaping; and
- Signage.

The plans developed for the hospital to date identifies the new hospital containing the following:

- Emergency department with acute beds, resuscitation bays, consulting rooms and an emergency department short stay unit (ESSU);
- Medical Imaging with X-ray, fluoroscopy, ultrasound, CT, MRI and nuclear medicine modalities;

- Wellness Centre with ambulatory care clinics, allied health and rehabilitation, specimen collection, oncology, renal care;
- Critical Care unit;
- Maternity and birthing unit with birthing rooms, inpatient beds and a Special Care Nursery;
- Paediatric unit with a day recovery area;
- Two medical surgical inpatient wards;
- An aged care and rehabilitation inpatient unit;
- Pharmacy and pathology; and
- Perioperative unit with operating theatres and a procedure room.



Figure 1 – Site plan (Indicative only; design is being further developed)
(Source: DJRD)



Figure 2 – Aerial view from south-east (Indicative only; design is being further developed)
(Source: DJRD)



Figure 3 – South elevation plan (Indicative only; design is being further developed)
(Source: DJRD)

4. BACKGROUND

4.1. PROJECT HISTORY

The NSW Government have committed funding towards the planning, design and delivery of a new hospital designed to meet the needs of the community, both now and into the future.

Murrumbidgee Local Health District (**MLHD**) and Health Infrastructure (**HI**) are redeveloping the existing hospital into a contemporary regional health facility. The redevelopment will support the regional Griffith Health Service by providing expanded clinical services including rehabilitation, surgical and medical inpatient units as well as maternity, nursery, paediatrics, renal and oncology services.

Previous works that have been completed on-site include a temporary Renal Unit, Ambulatory Care Hub and expansion to the Main Services Building and Inpatient Unit (IPU). Other upgrading works, approved but yet to be constructed, include a temporary Paediatric Unit, a permanent Non-Clinical Support Services Building (NCS) and the demolition of various other buildings and infrastructure.

5. SITE AND LOCALITY

5.1. SITE LOCATION AND DESCRIPTION

The existing Griffith Base Hospital is located at 5-39 Animoo Avenue, Griffith and legally described as Lot 2 DP 1043580. The site is located within the Local Government Area (**LGA**) of Griffith, a regional city located in the north-western part of the Riverina Region of New South Wales.

Griffith is approximately 570km west of Sydney, 360km north-west of Canberra, and 180km north-west of Wagga Wagga. The population of approximately 26,000 is comprised of over 70 different nationalities. The hospital is located on a large D-shaped block of approximately 6.4 hectares, bounded by Warrambool Street to the north-east and Noorebar and Animoo Avenues in a semi-circular boundary.

A summary of the sites characteristics is provided below in Table 1.

Table 2 – Site Characteristics

Component	Description
Site Address	5-39 Animoo Avenue, Griffith
Legal Description	Lot 2 DP 1043580
Site Area	Approximately 6.4 hectares
Existing Development	<p>The hospital occupies the majority of an entire block with subdivisions made for a private hospital owned by Council and operated by St Vincent's known as St Vincent's Private Community Hospital, Griffith Medical Centre and Lavery Pathology.</p> <p>Development on the site has occurred progressively since the opening of the Hospital in 1922. The hospital comprises a number of free-standing buildings of different sizes, ages and conditions. The main hospital building is a two-storey structure located towards the centre of the site. It includes the main hospital entry, emergency department, medical imaging, operating theatres and administration facilities.</p> <p>Inpatient accommodation is provided in three separate free-standing buildings distributed across the site and linked to the Medical Services Block by a main corridor system. Staff and relative's accommodation are also located around the perimeter of the site.</p> <p>The age of existing facilities and lack of connection between units across the campus limits operational efficiency. The separation of units into individual buildings results in excessive travel distances between clinical services.</p>
Access	<p><u>Vehicular Access</u></p> <p>There are currently seven vehicular access driveways to the site and various parking areas, both paved and unpaved. The main public and emergency access is from Noorebar Avenue in the south and service access is from Animoo Avenue in the north. A total of 311 car spaces are provided on site</p> <p><u>Pedestrian Access</u></p> <p>There is a continuous footpath around the periphery of the site and several entrances to the hospital. Most buildings have at least one entrance as well as internal access via the main corridor system which links the main clinical</p>

Component	Description
	facilities. Main public car parks are a level lower than the hospital's main entry and emergency department and have no direct access to these departments.
Topography	The site is situated mid-slope on a hill which slopes down at approximately 3° to the south (Noorebar Avenue), with a portion falling toward the north west corner to Animoo Avenue.
Vegetation and Landscaping	The site contains large areas of vacant grassed expanse with some scattered large trees, roads, footpaths, car parking areas and building structures. Tree species include a mix of both native and exotic species of varying ages.

5.2. SURROUNDING CONTEXT

The hospital site is located in a predominantly low-density residential area. It is approximately 700m from Banna Avenue, the main street, and is located in a largely suburban context, and bordered by a mix of residential houses along Noorebar and Animoo Avenues and Sacred Heart Catholic Church and St Patricks School along Warrambool.

The key land use characteristics surrounding the Hospital campus are:

- **North:** Low density residential housing. Further to the north, approximately 2.6km from the site, is Griffith City Airport which provides daily flights to Melbourne and Sydney.
- **East:** Low density residential areas and St Patricks Catholic Primary School and Griffith North Public School.
- **South:** The site is approximately 700m from Banna Avenue, the main street of Griffith. The main street comprises a mix of retail and commercial developments.
- **West:** Low density residential areas and open space areas further west, including Jubilee Oval and West End Sports Stadium.

6. STRATEGIC CONTEXT

The following relevant planning, goals and strategic planning objectives will be addressed:

- *NSW Premier's Priorities*
- *State Infrastructure Strategy 2018-2038*
- *NSW State Health Plan: Towards 2021*
- *Future Transport Strategy 2056*
- *Riverina Murray Regional Plan 2036*
- *Crime Prevention Through Environmental Design (CPTED) Principles*
- *Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017)*
- *Griffith Land Use Strategy Beyond 2030*

6.1. NSW PREMIER'S PRIORITIES

The Premier's Priorities are 12 directions reflecting the NSW government's whole-of-government approach to addressing important issues for NSW. Those of particular relevance to the proposed development are discussed in **Table 3** below.

Table 3 – Premier's Priorities and their applicability to the proposal

Priority	Comment
Improving the health system: Improving the service levels	The proposal provides for the redevelopment of the hospital in order to increase capacity by providing modern facilities. The proposal will replace outdated facilities with modern innovative spaces to support all clinical and non-clinical services. The proposal will also maximise the functionality of the new facility through preferred functional relationships between the various departments and clinical clusters.
Improving the health system: Improving outpatient and community care	The proposal is redeveloping the existing hospital into a contemporary regional health facility. The redevelopment will support the regional Griffith Health Service by providing expanded clinical services including rehabilitation, surgical and medical inpatient units as well as maternity, nursery, paediatrics, renal and oncology services.

6.2. STATE INFRASTRUCTURE STRATEGY 2018-2038

The proposal will deliver on the objective in the Strategy to plan for and deliver world-class health infrastructure that supports a 21st century health system and improved health outcomes for the people of NSW. The proposed Griffith Base Hospital redevelopment is consistent with this strategic objective and investment in health infrastructure.

6.3. NSW STATE HEALTH PLAN TOWARDS 2021

The NSW State Health Plan: Towards 2021 provides a strategic framework which brings together NSW Health's existing plans, programs and policies. The proposed redevelopment of Griffith Hospital will contribute to the delivery of the following key directions and strategies:

- Providing world-class clinical care
- Delivering integrated care
- Supporting and developing our workforce
- Supporting and harnessing research and innovation
- Designing and building future-focussed infrastructure.

6.4. FUTURE TRANSPORT STRATEGY 2056

The Future Transport Strategy sets the 40-year vision, directions and outcomes framework for customer mobility in NSW, which will guide transport investment over the longer term. The Plan states that transport has a vital role to play in ensuring access to jobs, education, health care and other services as well as enabling the social well-being of regional communities.

The proposed redevelopment of Griffith Hospital will:

- Improve the circulation and movement network through the hospital and will support legible access and the integration of public transport and pedestrian infrastructure.
- Support a range of transport strategies and measures, including a Sustainable Travel Plan to promote sustainable alternatives and active travel.

6.5. RIVERINA MURRAY REGIONAL PLAN 2036

Griffith is identified in the *Riverina Murray Regional Plan 2036* (RMRP 2036), the 20-year blueprint for the future of the Riverina Murray area. It provides an overarching framework to guide land use plans, development proposals and infrastructure funding decisions. It sets directions for regional growth to achieve sustainable development outcomes that are balanced with environmental values. It aims to protect and restore environmental values and connections to the landscape, to contribute to healthy, engaged communities.

Griffith is the focal point for population and housing growth in the west of the region. The redevelopment of the Griffith Base Hospital is consistent with the following relevant Goals and Directions of the RMRP 2036:

- *Goal 1: A growing and diverse economy*
 - Direction 5: Support the growth of the health and aged care sectors
 - Direction 6: Promote the expansion of education and training opportunities
- *Goal 4: Strong, connected and healthy communities*
 - Direction 22: Promote the growth of regional cities and local centres
 - Direction 23: Build resilience in towns and villages

The Regional Plan highlights that the NSW Government is supporting the Riverina Murray economy and communities through infrastructure investments including the redevelopment of the Griffith Base Hospital.

6.6. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

The design of the hospital redevelopment will incorporate CPTED principles and will be addressed within the EIS.

6.7. BETTER PLACED: AN INTEGRATED DESIGN POLICY FOR THE BUILT ENVIRONMENT OF NEW SOUTH WALES (GANSW, 2017)

Better Placed: An Integrated Design Policy for the Built Environment of New South Wales (GANSW, 2017) is a state-wide design policy to ensure the delivery of high-quality urban design and better places. The document will be considered in the EIS with regard to the principles and directions for new developments and the implications for the proposed Griffith Base Hospital Redevelopment. Consultation with the NSW Government Architect is being undertaken for the proposed hospital redevelopment.

6.8. GRIFFITH LAND USE STRATEGY BEYOND 2030

The *Griffith Land Use Strategy Beyond 2030* is a guideline to inform future decisions on spatial planning in the Griffith LGA. Griffith is identified as an urban area with a host of commercial, industrial, residential, educational and recreational opportunities. Griffith has established infrastructure that could be extended to accommodate new growth and infill development.

The proposal is for the redevelopment of the existing hospital to a contemporary regional health facility. The redevelopment will support the regional Griffith Health Service by providing expanded clinical services including rehabilitation, surgical and medical inpatient units as well as maternity, nursery, paediatrics, renal and oncology services.

The redevelopment of the Griffith Base Hospital is consistent with the general directions of the *Griffith Land Use Strategy Beyond 2030*.

7. STATUTORY CONTEXT

The relevant Acts, environmental planning instruments and development controls relating to the site and relevant for consideration of the SSDA include the following:

- *Environmental Planning and Assessment Act 1979*
- *Biodiversity Conservation Act 2016*
- *National Parks and Wildlife Act 1974*
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development*
- *Griffith Local Environmental Plan 2014*

7.1. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the framework for environmental planning in NSW and includes provisions to ensure that proposals that have the potential to impact the environment are subject to detailed assessment and provide opportunities for public involvement.

Pursuant to Section 4.36(2) of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**):

(2) A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.

The proposal is state significant as detailed in Section 7.4 below.

7.2. BIODIVERSITY CONSERVATION ACT 2016

Key objectives of the *Biodiversity Conservation Act 2016* are to conserve biodiversity at bioregional and State levels, and to maintain the diversity and quality of ecosystems and enhance their capacity to adapt to change and provide for the needs of future generations.

A suitably accredited ecologist will undertake a Biodiversity Development Assessment Report (**BDAR**) of the site to address the requirements of the *Biodiversity Conservation Act 2016*.

7.3. NATIONAL PARKS AND WILDLIFE ACT 1974

Where relevant, the requirements of the *National Parks and Wildlife Act 1974* will be addressed in the Environmental Impact Statement (**EIS**), including protection of Aboriginal and non-Aboriginal cultural heritage.

7.4. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

In accordance with Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*, hospitals with a capital investment value of more than \$30 million are classified as State Significant Development (**SSD**).

14 Hospitals, medical centres and health research facilities

Development that has a capital investment value of more than \$30 million for any of the following purposes—

- (a) hospitals,*
- (b) medical centres,*

(c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute)

The Griffith Base Hospital Redevelopment will have a capital investment value of over \$30 million and is therefore deemed to be state significant development.

7.5. STATE ENVIRONMENTAL PLANNING POLICY NO. 55 REMEDIATION OF LAND (AND DRAFT REMEDIATION OF LAND SEPP)

State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) provides a state-wide planning approach for the remediation of land and aims to promote the remediation of contaminated land to reduce the risk of harm. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a development.

A Preliminary Environmental Site Assessment (PESA) and Additional Environmental Site Assessment (AESA) have been prepared by JKE for the site. As a result of the findings of the PESA and AESA, a Remediation Action Plan (RAP) has been prepared. These documents will accompany the EIS.

The RAP concludes that the site can be made suitable for the proposed development provided the RAP is implemented accordingly. The primary aim of the remediation is to remediate the asbestos contamination/impacts and underground storage tanks (USTs) and associated infrastructure identified during the previous assessments so that risks (associated with exposure to contamination) to construction workers and future site occupants/users are appropriately managed and remain low and acceptable.

The remediation strategies proposed in this RAP include excavation and off-site disposal of asbestos-containing material (ACM) impacted soil, consolidation and containment of ACM-impacted soils in a designated containment cell, and excavation and off-site disposal of the USTs (and nearby impacted soils) and associated infrastructure.

A Validation Assessment report will be prepared upon completion of remediation.

7.6. STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) aims to facilitate the effective delivery of infrastructure across the State by providing a consistent planning regime for infrastructure and the provision of services. The SEPP deals with traffic generating development and requires referral and concurrence of the NSW RMS for certain development which is expected to generate significant traffic.

Clause 57(1) identifies development for the purpose of 'health services facilities' may be carried out by any person with consent on land in a prescribed zone. The site is zoned R1 General Residential and as Clause 56 identifies this zoning as a prescribed zone, the provisions of the Infrastructure SEPP apply, allowing the proposed development to be permissible with development consent under the provisions of this SEPP.

7.7. STATE ENVIRONMENTAL PLANNING POLICY NO. 33 – HAZARDOUS AND OFFENSIVE DEVELOPMENT

An assessment against the requirements of SEPP 33 will be undertaken to determine whether the proposed development is found to be potentially hazardous according to SEPP 33 screening. If so, a Preliminary Hazard Analysis (PHA) will be provided with the EIS.

7.8. GRIFFITH LOCAL ENVIRONMENTAL PLAN 2014

The *Griffith Local Environmental Plan 2014 (GLEP)* is the primary environmental planning instrument applying to land within Griffith Local Environment Area (LGA).

Zoning and Permissibility

The site is zoned R1 General Residential in GLEP 2014. A hospital is defined as a 'health services facility' and is permissible with consent in the R1 Zone.

The objectives of the R1 zone are:

- *To provide for the housing needs of the community.*

- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To facilitate development of social and community infrastructure to meet the needs of future residents.
- To allow people to carry out a reasonable range of activities from their homes, if such activities do not adversely affect the living environment of neighbours.

The proposed development will facilitate the development of social and community infrastructure to meet the needs of future residents.

Other LEP Provisions

Key controls of the GLEP 2014 are addressed in the table below.

Table 4 – GLEP 2014 Key Controls

Development Standard	Control	Comment
4.3 Height of Buildings	No height control applies to the site.	Architectural plans and Architectural Design Report will be provided with the Environmental Impact Statement (EIS).
4.4 Floor Space Ratio	No FSR control applies to the site.	Architectural plans and Architectural Design Report will be provided with the EIS.
5.10 Heritage Conservation	Conserve the environmental heritage of Griffith and the heritage significance of heritage items and heritage conservation areas.	<p>The site is listed as containing a locally listed heritage item known as <i>“Former Matron’s House and Nurses Quarters at Base Hospital”</i>. Both the Nurses Quarters and Former Matron’s House have been previously approved for demolition under a separate planning pathway. The Nurses Quarters have already been demolished.</p> <p>The site is located opposite St Alban’s Anglican Cathedral (Item 12) and Sacred Heart Catholic Church (Item 19), both of which are local heritage items. A Statement of Heritage Impact will accompany the SSD application to assess the impact of the proposed development on these surrounding heritage items.</p> <p>An Aboriginal Cultural Heritage Assessment Report (ACHAR) will accompany the SSD application to assess the potential for impacts upon Aboriginal cultural heritage.</p> <p>Details of consultation undertaken for the ACHAR will accompany the SSD application.</p>

Development Standard	Control	Comment
7.1 Earthworks	Ensure earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	A Civil Engineering Report and plans will be provided with the EIS.
7.2 Flood planning	Minimise flood risk to life and property associated with the use of land.	The site is not within a flood planning area, however areas downstream of the site are flood affected. An assessment of potential flood impacts will be provided with the EIS.
7.7 Salinity	Provide for the appropriate management of land that is subject to salinity.	This matter will be addressed in the EIS.
7.8 Airspace operations	Provide for the effective and ongoing operation of the Griffith Airport by ensuring that such operation is not compromised by development that penetrates the Limitation or Operations Surface for that airport.	The proposed development will not penetrate the Limitation or Operations Surface for the airport.
7.9 Development in areas subject to aircraft noise	<p>This clause applies to development that—</p> <p>(a) is on land that—</p> <p>(i) is near the Griffith Airport, and</p> <p>(ii) is in an ANEF contour of 20 or greater, and</p> <p>(b) the consent authority considers is likely to be adversely affected by aircraft noise</p>	<p>The site is not within an ANEF contour of 20 or greater.</p> <p>The proposed development will not be adversely affected by aircraft noise associated with Griffith Airport.</p>

8. KEY MATTERS AND IMPACTS

This section provides a summary of the identified key matters and impacts of the proposal.

8.1. DESIGN AND BUILT FORM

The attached architectural plans representing an indicative design for the proposal (refer to **Appendix A**).

Key design principles guiding the proposed development will be:

- **Integrated health precinct:** Clinical linkages to St Vincent's Private Community Hospital.
- **Strategic removal of building fabric:** Remove dysfunctional assets in poor condition and reconfigure the site in an efficient way.
- **Staged response:** Retain some buildings as long as possible to ensure the hospital can still operate efficiently.
- **Clear circulation and way finding:** Simple east-west spine corridors with two distinct lift cores on all levels to allow easy circulation and way finding.
- **Response to country and community:** Design to incorporate Aboriginal culture and response to country and local heritage and cultural diversity
- **Promote wellness to the community:** Designing spaces and materials that promote calm and happiness
- **Environmentally sustainable design**

8.2. TRAFFIC, PARKING AND ACCESS

A Traffic Impact Assessment will be prepared to assess the impacts of the proposed development on traffic-related matters including the existing road network, traffic generation, access to the site and surrounding properties, pedestrians, cyclists, public transport and parking.

8.3. STAGING AND CONSTRUCTION

Impacts of construction will be assessed in the EIS. The SSDA will include the following:

- Construction Environmental Management Plan.
- Construction Traffic Management Plan.
- Construction Waste Management Plan.
- Noise and Vibration Impact Assessment.

8.4. WASTE MANAGEMENT

In addition to the Construction Waste Management Plan, an Operational Waste Management Plan will be prepared as part of the EIS. The Plan will identify the storage arrangements, collection points and methods of collection from the site, including the various waste streams from the different use components.

8.5. HAZARDOUS MATERIALS

An asbestos and hazardous materials assessment will be prepared for the SSD application. The assessment will identify, quantify and classify any proposed storage, use and management of hazardous materials and measures to be implemented to manage hazards and risks associated with the storage.

8.6. CONTAMINATION

As noted in section 7.5 above, a Preliminary Environmental Site Assessment (PESA) and Additional Environmental Site Assessment (AESA) have been prepared by JKE for the site. As a result of the findings of the PESA and AESA, a Remediation Action Plan (RAP) has been prepared. These documents will accompany the EIS.

The RAP concludes that the site can be made suitable for the proposed development provided the RAP is implemented accordingly.

8.7. ENVIRONMENTAL AMENITY

The EIS will assess environmental amenity impacts on the surrounding locality including solar access, visual privacy, visual amenity, overshadowing and acoustic impacts.

8.8. HERITAGE

The site is listed in the GLEP as containing a locally listed heritage item known as “Former Matron’s House and Nurses Quarters at Base Hospital”. Both the Nurses Quarters and Former Matron’s House have been previously approved for demolition under a separate planning pathway. The Nurses Quarters are already demolished.

The site is located opposite St Alban’s Anglican Cathedral (Item 12) and Sacred Heart Catholic Church (Item 19), both of which are local heritage items. A Statement of Heritage Impact will accompany the SSD application to assess the impact of the proposed development on these surrounding heritage items.

An Aboriginal Cultural Heritage Assessment Report will accompany the SSD application to assess the potential for impacts upon Aboriginal cultural heritage. As noted above, details of consultation undertaken for the ACHAR will accompany the SSD application.

8.9. ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)

The ESD principles will be incorporated into the proposed development and an ESD report will be provided with the EIS. The proposed new buildings will seek to achieve a 4 Star Green Star rating.

8.10. FLOODING AND STORMWATER

The site is not shown to be flood affected in Griffith Council’s flood mapping (refer Figure 4 below). However, areas downstream of the site to the south are flood affected. Any redevelopment of the site that increases stormwater flows has the risk of increasing flood levels to downstream properties. A Stormwater Management Plan and Flood Impact Assessment will be submitted as part of the EIS.

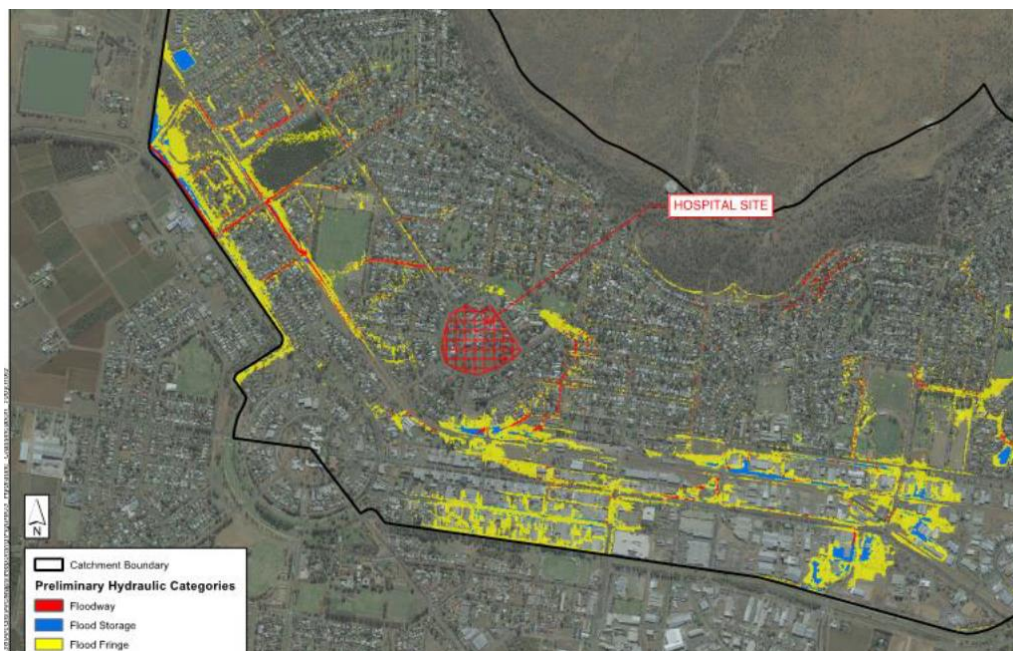


Figure 4 – Flood Prone Land Map

(Source: Griffith Major Overland Flow Floodplain Risk Management Study and Plan for CBD Catchments, July 2013)

8.11. LANDSCAPING

A landscape schematic design has been prepared by Site Image Landscape Architects in line with the following design principles;

- Protect and celebrate existing parkland setting
- Reinforce Burley Griffin town planning legacy
- Create spaces for people
- Encourage healing/wellness

The landscape design has focused on the retention of existing trees and landscapes wherever possible and the addition of both native and exotic new planting suitable to the local growing conditions through the design.

The landscape plan has considered site wide pedestrian circulation, and included seating, open lawn, play equipment and bike parking. Footpaths are linked with landscaping and tree shade along key pedestrian routes through the campus.

The landscape plan will be further refined through the design process and submitted with the SSD application.

8.12. BIODIVERSITY

A Biodiversity Development Assessment Report will be prepared by an appropriately accredited ecologist and submitted with the EIS, in accordance with the requirements of the *Biodiversity Conservation Act 2016*.

8.13. SEDIMENT AND EROSION

A Sediment and Erosion Control Plan will be provided with the EIS to demonstrate compliance with *Managing Urban Stormwater – Soils & Construction Volume 1 2004* (Landcom) and other relevant publications.

8.14. AIR QUALITY

There may be impacts upon air quality as a result of construction activities. A detailed assessment will be undertaken as part of the EIS and a Construction Environmental Management Plan will be prepared and included with the EIS.

8.15. NOISE AND VIBRATION

A Construction and Operational Noise and Vibration Impact Assessment will be prepared as part of the EIS. The report will provide a detailed assessment of potential noise and vibration impacts caused by the demolition of existing buildings and construction and operation of the new hospital building, including recommendations to mitigate these impacts.

8.16. SERVICES

An Infrastructure Services Report will be prepared as part of the EIS package. This report will detail existing services which will be impacted by the proposal, and additional servicing requirements for the new development.

8.17. OPERATIONAL MANAGEMENT

The EIS will include an evaluation and assessment of the proposed impacts associated with the operational management of the new hospital. This will include consideration of:

- Hours of operation;
- Patient and staff numbers;
- Safety and security;

- Waste management, loading and deliveries.

8.18. ACCESSIBILITY AND BCA

The proposed buildings will be designed in accordance with the requirements of the Building Code of Australia and will provide legible, safe and inclusive access for all. This will be addressed within a Building Code of Australia and Accessibility Report to be provided as part of the EIS.

8.19. SOCIAL AND ECONOMIC IMPACTS

The social and economic impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic benefits include:

- Significantly improved health facilities for the community;
- Creation of construction and operational jobs;
- Direct and indirect benefits to the local economy;
- Enhancement of the visual amenity of the hospital through development of well-designed, high quality buildings and associated facilities, along with significant landscaping.

9. COMMUNITY AND STAKEHOLDER ENGAGEMENT

Consultation has been undertaken to date by Health Infrastructure, the Project Manager and the consultant team for the proposed development.

This has involved internal stakeholder consultation as well as consultation with external authorities and stakeholders including (although not limited to):

- Government Architect NSW
- Griffith City Council
- Endeavour Energy
- Transport for NSW
- Murrumbidgee Local Health District (MLHD)
- NSW Ministry of Health
- Griffith Local Aboriginal Land Council
- Griffith Aboriginal Medical Service
- Griffith Local Health Advisory Committee (LHAC)
- Ambulance Service NSW
- Water NSW

The EIS will be placed on public exhibition once the Department has reviewed the EIS to confirm that it has satisfactorily responded to each of the issues identified in the SEARs. The key stakeholders will be provided with an additional opportunity to review the proposal, including the final development plans and the detailed specialist studies and assessment reports accompanying the final EIS.

The community and stakeholders were invited to provide feedback on the schematic design from May to July 2020. The schematic design built on the feedback received on the concept design from the hospital's user groups and key stakeholders, including the community consultation undertaken in late 2019. Feedback will be considered to finalise the design with further community consultation opportunities planned as the EIS progresses.

10. CONCLUSION

The purpose of this report is to request Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an EIS for the redevelopment of Griffith Base Hospital at 5-39 Animoo Avenue, Griffith.

This report includes a description of the site, overview of the proposed development, strategic and statutory planning context, and an outline of what are considered to be the key issues for the assessment of the SSD Application.

We trust that the information detailed in this report is sufficient to enable the Department to issue the SEARs to guide the preparation of the EIS.

DISCLAIMER

This report is dated 15 September 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of HEALTH INFRASTRUCTURE (**Instructing Party**) for the purpose of State Significant Development (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

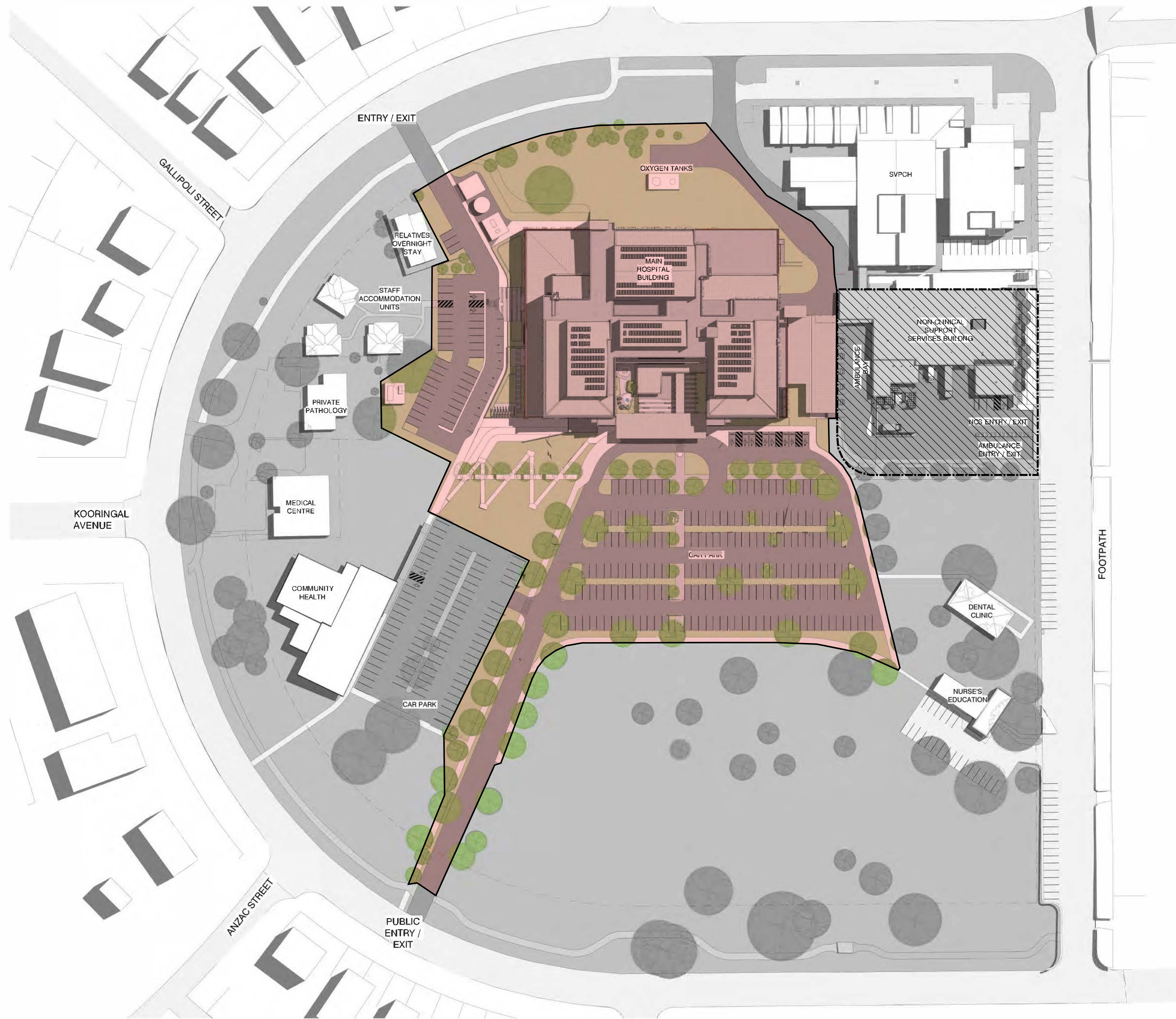
In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

ARCHITECTURAL DRAWINGS

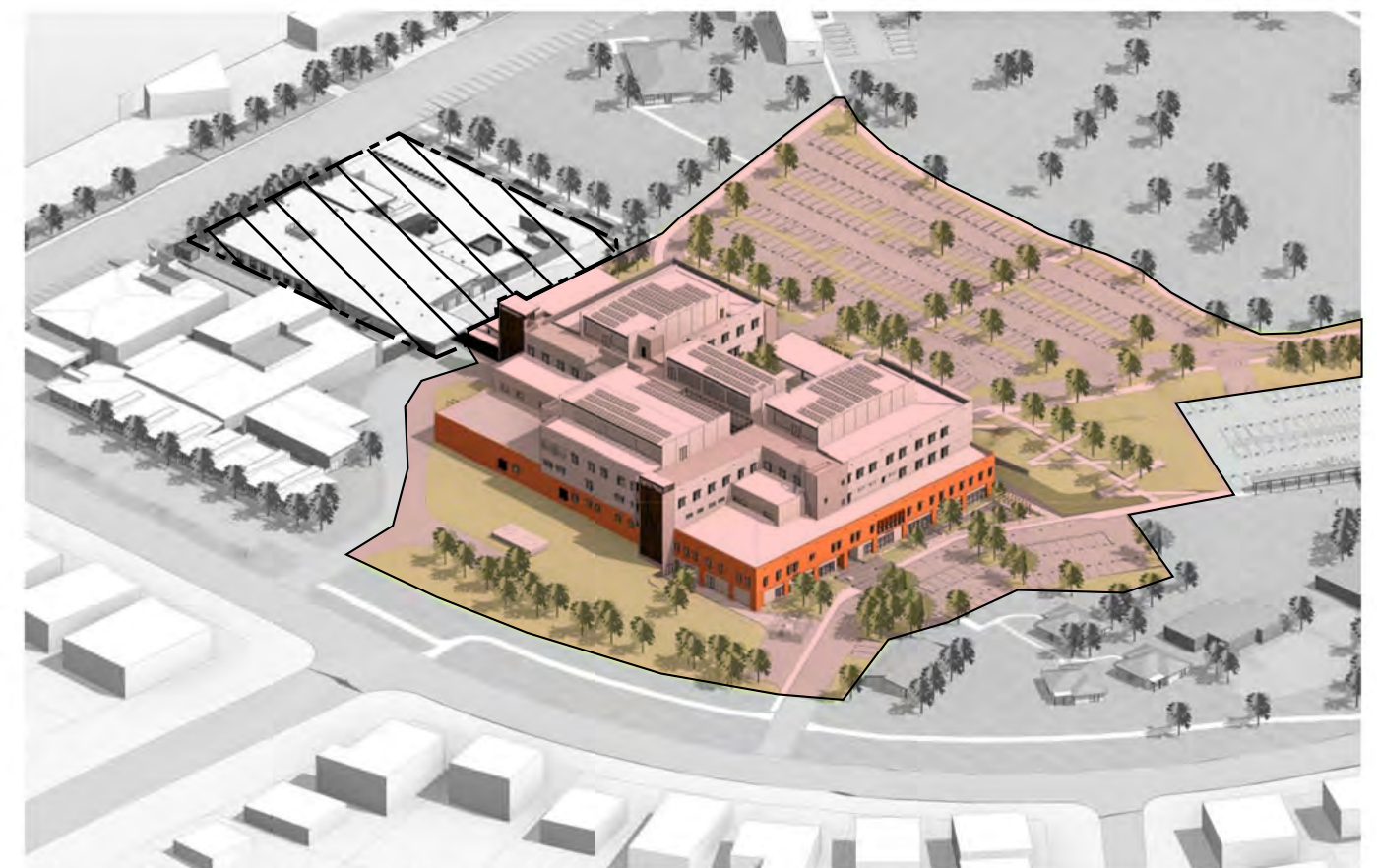


- Existing
- Extent of redevelopment
- Approved under a separate approval process - yet to be constructed

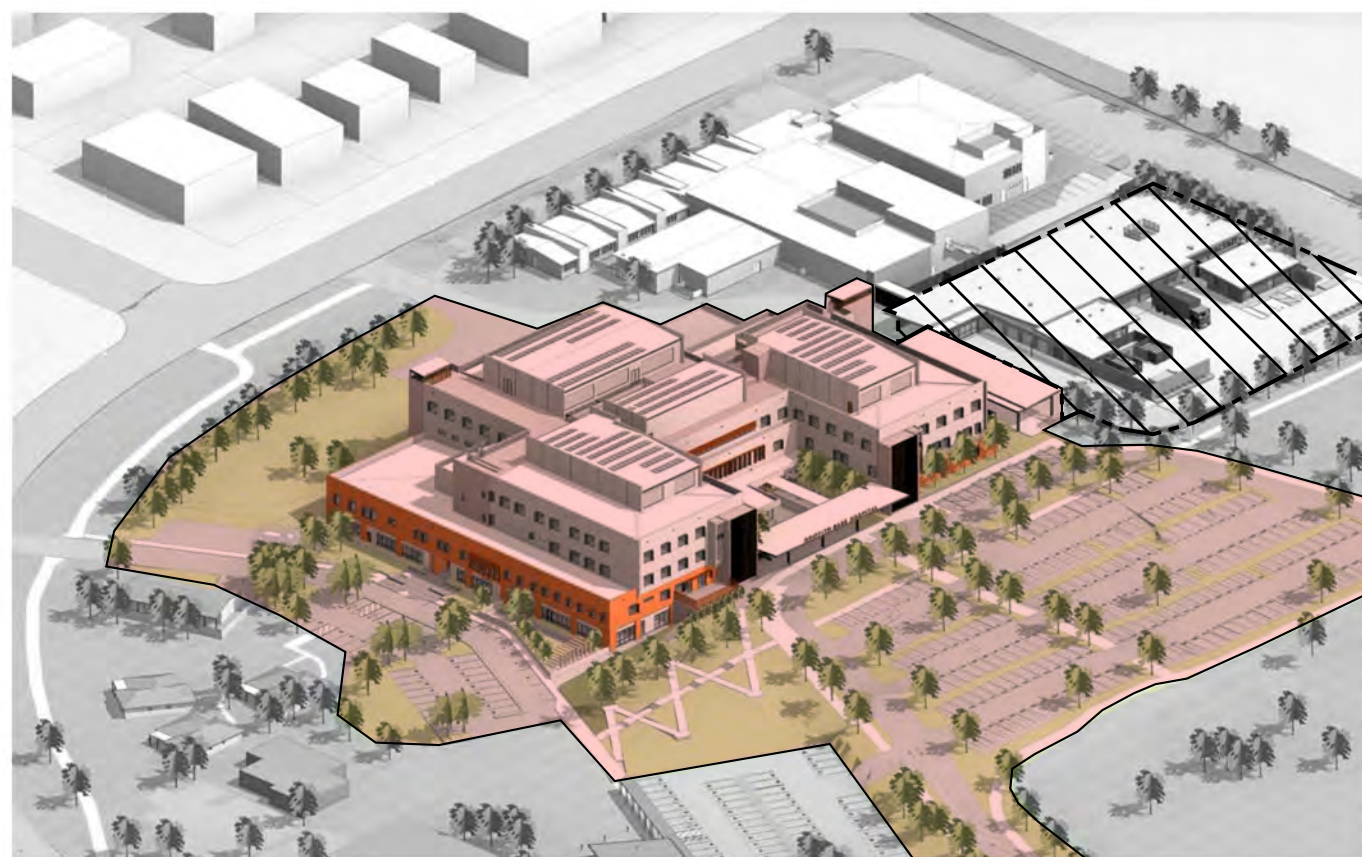
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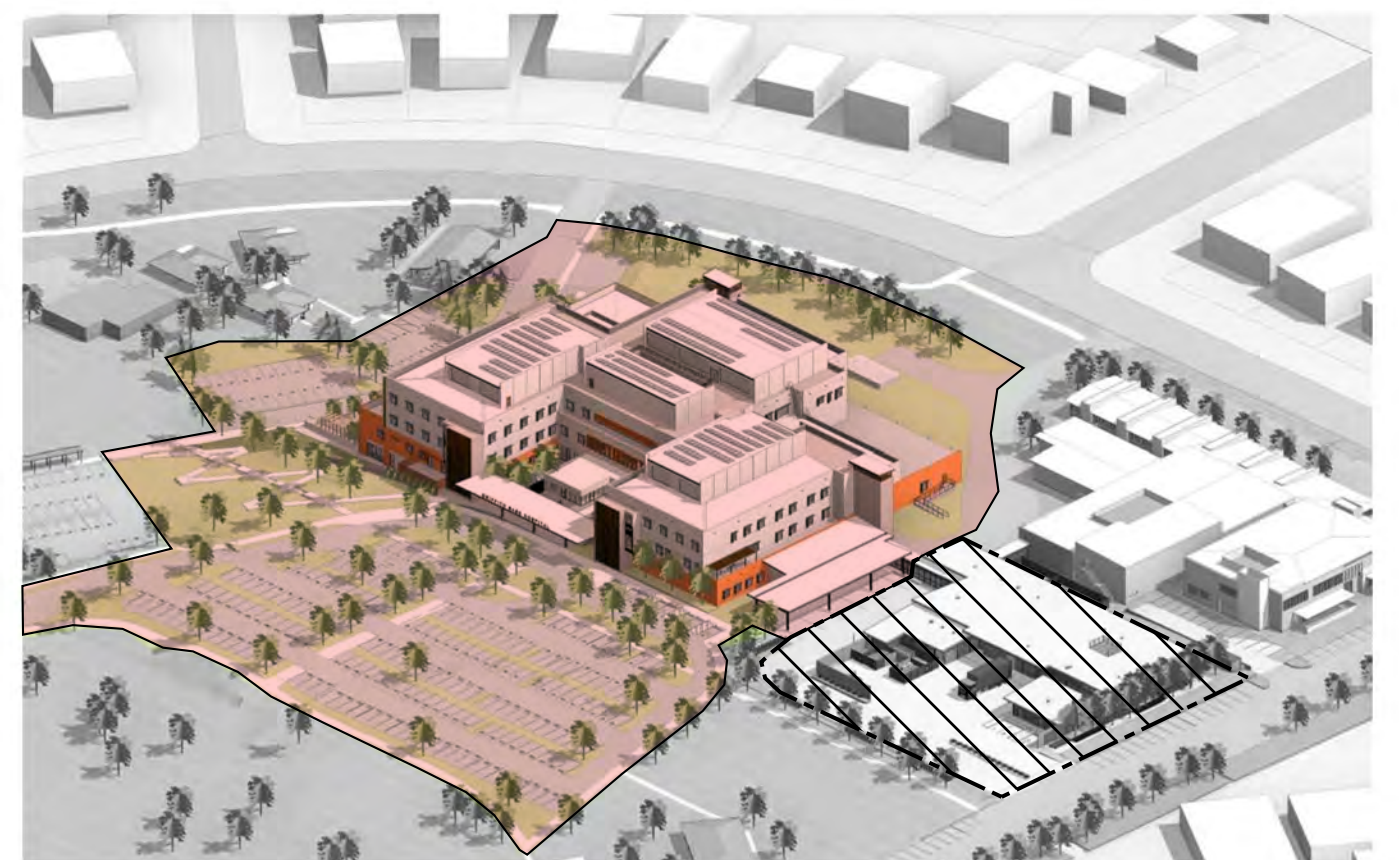
Aerial View from North East



Aerial View from North West



Aerial View from South West



Aerial View from South East

- Existing
- Extent of redevelopment
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INDICATIVE ELEVATION
ISSUED FOR SEARS APPLICATION



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**INDICATIVE ELEVATION
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