

# Notice of decision

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

<b>Application type</b>	State significant development
<b>Application number and project name</b>	SSD-9838218 Griffith Base Hospital Redevelopment
<b>Applicant</b>	Health Administration Corporation
<b>Consent Authority</b>	Minister for Planning and Public Spaces

### Decision

The Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Industry and Environment's Assessment Report is available [here](#).

### Date of decision

14 October 2021

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- the considerations under s 7.14(2) and 7.16(3) of the Biodiversity Conservation Act 2016 (NSW);
- all information submitted to the Department during the assessment of the development application and any additional information considered in the Department's Assessment Report;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision. Additional reasons for making the decision are also recorded in the Department's Assessment Report.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including a total capital investment \$169,514,969, delivery of 172 jobs during the construction phase and an additional 86 jobs in operation, resulting in a total of 441 operational jobs across the hospital campus;
- the project is permissible with development consent, and is consistent with NSW Government policies including the NSW State Priorities, Infrastructure NSW's State Infrastructure Strategy 2018 – 2038 Building the Momentum, the Riverina Murry Regional Plan 2036 and Griffith Council's Local Strategic Planning Statement;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. The Department is satisfied the potential traffic and pedestrian safety concerns in Warrambool Street can be adequately managed and mitigated, subject to the implementation of the recommended pedestrian treatment measures in consultation with Council; and
- the issues raised in agency submissions have been considered and adequately addressed through the recommended conditions of consent.
- weighing all relevant considerations, the project is in the public interest.

## Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from Friday 30 April 2021 until Thursday 27 May 2021 (28 days) and received no public submissions.

The key issue raised by Council and considered in the Department's Assessment Report and by the decision maker includes traffic and safety concerns associated with the proposed emergency vehicle access in Warrambool Street. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Traffic and safety concerns</i></p> <ul style="list-style-type: none"> <li>• Council raised concerns with potential traffic and pedestrian safety impacts in Warrambool Street associated with the proposed emergency vehicle access and increased vehicle activity and pedestrians around the nearby school and church during peak times.</li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>• The Applicant responded to the traffic and safety concerns by noting that there would be a low number of critical ambulance movements per day and given there is a high level of predictability with peak school traffic flows the ambulance drivers are well trained to ensure risks are mitigated.</li> <li>• The Applicant also undertook further consultation with Council as part of the RtS and it was agreed to implement pedestrian treatment measures and consultation with the school to address the potential traffic and pedestrian safety concerns in Warrambool Street.</li> <li>• The Department notes that whilst there is a small increase in activity of people crossing Warrambool Street during peak school hours, most of the pedestrian activity occurs on the eastern side at the school pick-up and drop-off zone during the peak weekday times.</li> <li>• The Department is satisfied the potential traffic and pedestrian safety concerns can be adequately managed and mitigated, subject to the implementation of the pedestrian treatment measures in consultation with Council.</li> </ul> <p><i>Conditions</i></p> <p>Conditions include:</p> <ul style="list-style-type: none"> <li>• installation of warning signs on both sides of Warrambool Street to raise awareness and warn the public to be cautious as emergency vehicles are in operation in the area.</li> <li>• installation of a painted chevron and wording (no stopping, keep clear) on the western half of Warrambool Street in front of the emergency vehicle entry to the new hospital.</li> <li>• consultation with St Patrick's Primary School in running an education campaign for students, staff and parents to raise awareness before the emergency vehicle entry is commissioned for use by NSW.</li> <li>• requirement for a road safety audit of Warrambool Street six months after commencement of operation.</li> </ul>