

HEALTH INFRASTRUCTURE

Review of Environmental Factors

Bowral and District Hospital Stage 2 Main Work – Demolition,
Construction, Landscaping and Car Parking Works

Version Number 03



HI Planning Document Control

Version	Date	Author	Description	Reviewed by	Approved by
1	25/11/22	Larissa Brennan / Louise Meilak	Draft REF	Larissa Ozog	
2	1/02/23	Larissa Brennan	REF v2	Larissa Ozog	
3	15/02/23	Larissa Brennan	REF v3		

Declaration

This Review of Environmental Factors (REF) has been prepared for NSW Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from demolition, construction, landscaping and car parking works at Bowral and District Hospital.

This REF has been prepared in accordance with the relevant provisions of *the Environmental Planning and Assessment Act 1979* (EP&A Act), *the Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) Department of Planning & Environment's (DPE) *Guidelines for Division 5.1 Assessments* (the Guidelines) and *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TISEPP).

This REF provides a true and fair review of the activity in relation to its likely impact on the environment. It addresses to the fullest extent possible, all the factors listed in the *Guidelines for Division 5.1 Assessments* (DPE, June 2022), ie the Guidelines made under section 170 of the EP&A Regulation and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999* (EPBC ACT).

The proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a SIS and BDAR is not required.

Based upon the information presented in this REF, it is concluded that, subject to adopting the recommended mitigation measures, it is unlikely there would be any significant environmental impacts associated with the activity. Consequently, an *Environmental Impact Statement* (EIS) is not required.

I certify that I have reviewed and endorsed all the contents of this REF document and, to the best of my knowledge, it is in accordance with the EP&A Regulation and the Guidelines approved under clause 170 of the EP&A Regulation, and the information it contains is neither false nor misleading.

Declaration	
Author:	Larissa Brennan
Position:	Director
Company:	LJB Urban Planning Pty Ltd and ABN
Date:	15 th February 2023

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A	Architectural Drawings & Design Statement	Conrad Gargett	26/09/22
B	Heritage Advice	Urbis	30/09/22
C	Arborist Report	Naturally Trees	17/04/18
D	Landscape Drawings	Site Image	05/10/22
E	Turning Circle Traffic Drawings	Stantec	19/09/22
F	Civil Drawings	Henry & Hymas	Sept 2022
G	Acoustic Advice	ARUP	30/09/22
H	Hazardous Materials Assessment Reports	Various	Various
I	Contamination Reports	Various	Various
J	AHIMS Search	AHIMS	23/11/22
K	Section 10.7 Certificate	Wingecaribee Council	30/7/21
L	Copy of Notification letters & properties notified	Health Infrastructure	15/11/22
M	Comments received & response issued	Health Infrastructure	Various
N	Mitigation Measures	LJB Urban Planning	25/11/22
O	Survey Plan	Linker Surveying	23/06/2016
P	Traffic & Parking Review	Stantec	24/01/23
Q	Bowral Floodplain Risk Management Study	Bewsher Consulting Pty Ltd	2009

Abbreviations

Abbreviation	Description
AEC	Area of Environmental Concern
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
AHIMs	Aboriginal Heritage Information Management System BC Regulation
AMG	Australian Map Grid
BC Act 2016	Biodiversity Conservation Act 2016
BC Act 2017	Biodiversity Conservation Act 2017
BC Regulation	Biodiversity Conservation Regulation 2017
BAM	Biodiversity Assessment Method
CA	Certifying Authority
CE	Chief Executive
CM Act	Coastal Management Act 2016
CMP	Construction Management Plan
CWC	Connecting with Country
CRA	Conservation Risk Assessment
DPC	Department of Premier and Cabinet
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EES	Environment, Energy and Science
EPA	Environment Protection Authority
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act (Cwth)	Environment Protection and Biodiversity Conservation Act 1999
EPI	Environmental Planning Instrument
EPL	Environment Protection License
FM Act	Fisheries Management Act 1994
Ha	Hectares
HHIMS	Historic Heritage Information Management System
HI	Health Infrastructure
LEP	Local Environmental Plan
LGA	Local Government Area
MPS	Multipurpose Service
MNES	Matters of National Environmental Significance

Review of Environmental Factors: Bowral and District Hospital - Demolition, Construction, Landscaping and Car Parking Works

Abbreviation	Description
NPW Act	National Parks and Wildlife Act 1974
NPW Regulation	National Parks and Wildlife Regulation 2009
NPWS	National Parks and Wildlife Service (part of EES)
NT Act (Cth)	Commonwealth Native Title Act 1993
OEH	(Former) Office of Environment and Heritage
PCMP	Preliminary Construction Management Plan
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
POEO Act	Protection of the Environment Operations Act 1997
Proponent	NSW Health Infrastructure
REF	Review of Environmental Factors
RF Act	Rural Fires Act 1997
RFS	Rural Fire Service
Resilience and Hazards SEPP	State Environmental Planning Policy (Resilience and Hazards) 2021
SEPP	State Environmental Planning Policy
SIS	Species Impact Statement
TISEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
WM Act	Water Management Act 2000

Executive Summary

The Proposal

LJB Urban Planning Pty Ltd has been commissioned by Health Infrastructure to prepare a Review of Environmental Factors (REF) in support of the following works within the Bowral Hospital:

Demolition Works

1. Demolition of Watson Building
2. Partial demolition of Milton Park Building
3. Demolition of other miscellaneous buildings and structures

Construction Works

1. External alterations and additions as well as the internal refurbishment of the remaining part of Milton Park Building
2. Construction of a new raised and covered loading dock adjacent to the south-western elevation of the Milton Park Building
3. External alterations and additions as well as the internal refurbishment of the remaining part of the Administration Building
4. Civil works resulting in widening and extension of an internal service road and provision for an additional 14 car parking spaces.
5. Civil works including for landscaping
6. Minor extension of existing structure to accommodate MSB

The works will result in the removal of one (1) tree that has been assessed by Naturally Trees Consulting Arborist and recommended for removal. The tree was not considered of a species and form that should be retained.

The accompanying architectural drawings attached at Appendix A, illustrate clearly the proposed works.

Need for the Proposal

The proposed works form part of the Stage 2 redevelopment works of the Bowral and District Hospital site. The Stage 1 works at the hospital were completed in December 2020 except for the landscape works. The approved landscape works will be completed in line with the Stage 2 works. Essentially the Stage 2 works will allow for demolition works, construction works, refurbishment of existing hospital buildings, landscaping, loading dock and car parking spaces to be constructed.

These works will ensure that the hospital facilities and grounds achieve suitable standards to provide ongoing health care to the community and ensure that the environment surrounding the hospital is suitably landscaped to provide spaces for patients, staff and visitors.

The works are necessary to enable the efficient use of the wider hospital facilities and provide a wholistic site that connects and functions as one while providing landscaped grounds for use by all visitors to the site, whether it be staff, patient and/or visitors.

The partial and full demolition of buildings and external changes to the remaining buildings are located towards the centre and southern end of the hospital grounds. The external alteration to facades will enhance the appearance of the buildings without adverse impact, in terms of bulk and scale. The landscaping is a positive outcome that will improve the existing hospital and amenity of the site.

Overall, the works are necessary to ensure the hospital is upgraded in line with the Stage 1 re-development to provide facilities for those residing in the southern highlands and enable the reuse of existing hospital assets.

Proposal Objectives

The objectives of the works are as follows:

- *To enable the hospital to continue to meet the needs of the community;*
- *Provide for improved and upgraded facilities for patients and staff;*
- *To ensure the hospital can offer the most efficient and safest standard of care;*
- *Provide suitably landscaped grounds within the hospital to provide calming spaces for staff, visitors and patients to visit; and*
- *To enable works to be completed in a timely manner with minimal environmental impact.*

Options Considered

The proposed works have evolved through Stage 1 and now the Stage 2 process, which have both been possible due to the support from the NSW Government.

The proposed works have resulted from the larger SSD (Stage 1) and other REFs across the site in the past few years. The proposed works under this REF are the final resolution of the components of the hospital site to consolidate and improve spaces throughout the hospital.

The landscaping works will tie all developments together and provide a high amenity landscape to be enjoyed by others.

The alternative option was not to proceed with the works. Given the works will improve the site and make use of existing buildings on the site, it was considered the preferred option.

Site Details

The subject works are proposed at the Bowral and District Hospital which is located on corner of Bowral Street and Mona Road.

The site address is 97-103 Bowral Street, Bowral and legally described as Lot 4 DP 858938. A site survey is attached at **Appendix O**.

The site is bounded by Bowral Street, Mona Road, Ascot Road and Sheffield Road. It occupies more than three quarters of the block with the remainder being occupied by the Southern Highlands Private Hospital in the north-western corner. The proposed works will require the removal of one (1) tree and also involve works to the following buildings/areas within the Bowral Hospital site:

Demolition Works

1. Demolition of Watson Building
2. Partial demolition of Milton Park Building
3. Demolition of other miscellaneous buildings and structures

Construction Works

1. External alterations and additions as well as the internal refurbishment of the remaining part of Milton Park Building
2. Construction of a new raised and covered loading dock adjacent to the south-western elevation of the Milton Park Building
3. External alterations and additions as well as the internal refurbishment of the remaining part of the Administration Building
4. Civil works resulting in widening and extension of an internal service road and provision for an additional 14 car parking spaces
5. Civil works including for landscaping
6. Minor extension of existing structure to accommodate MSB

The works will result in the removal of one (1) tree that has been assessed by Naturally Trees Consulting Arborist and recommended for removal. The tree was not considered of a species and form that should be retained.

The proposed works will be undertaken in the middle and southern portion of the site.

Planning Approval Pathway

This REF was prepared and submitted to Health Infrastructure. The assessment has confirmed that the works could be undertaken without consent subject to Mitigation Measures.

All works are within the Bowral Hospital and this review has been undertaken in accordance with Clause 2.61 of *State Environmental Planning Policy (Transport & Infrastructure) 2021* (TISEPP).

Statutory Consultation

In accordance with Clause 2.62(2)(a) of *State Environmental Planning Policy (Transport & Infrastructure) 2021* (TISEPP), written notice of the proposed activity was provided to Wingecarribee Shire Council and the adjoining occupiers of land. Wingecarribee Shire Council and adjoining occupiers were provided with a 21-day period from 15 November 2022 to 7 December 2022 to provide a response. A copy of the notification letters and map of properties notified is attached at **Appendix L**.

No written response was received from Wingecarribee Council.

A submission was received from an adjoining neighbour on Sheffield Road Bowral. The initial submission sought additional information which was provided. Several emails were forwarded between the adjoining neighbour and Health Infrastructure in consultation with Health Infrastructure. The submissions and responses are attached at **Appendix M**.

The key issues raised include:

- *Traffic impacts to Sheffield Road and our property and neighbours*
- *Truck movements outside our property*
- *Noise suppression during demolition works*
- *Dust suppression and monitoring*
- *Any asbestos removal and likely impact on surrounding properties*
- *Access on Sheffield Road during construction - a program for traffic movements*
- *How social impacts have been considered.*
- *Request for consultation during the development of the CEMP.*
- *Impacts during works including dilapidation report*

A copy of the response provided to the submitter is provided at **Appendix M**. All of the above matters have been considered during the assessment undertaken in the preparation of this REF. In addition to the assessment, the majority of the matters raised will be addressed by the recommended Mitigation Measures that form part of this REF assessment at **Appendix N**. The submissions received are further addressed in Section 5 of this Report.

For the reasons addressed in Section 5, it is therefore considered that the comments provided have been addressed as part of the assessment of the activity under this Review of Environmental Factors.

Consultation is not required under Clause 2.10 to Clause 2.15 due to the nature of the works. The Clauses are further addressed in Section 5 of this report.

Environmental Impacts

This REF has undertaken an assessment against the following planning controls and legislation:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2001
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Wingecarribee Local Environmental Plan 2010

In addition, the REF considered the potential environmental issues that may arise from the proposed works including:

- Biodiversity
- Tree Removal
- Heritage

- BCA compliance
- Visual impact
- Air Quality
- Noise / Acoustic impacts
- Vehicular and pedestrian movements
- Waste Management
- Work Safety
- Impact on adjoining structures
- Social impacts

It has been determined in the REF assessment below, that the proposed environmental impacts will be minimal, the proposed works can be undertaken safely and will not result in demolition of any buildings or parts of buildings that have heritage significance.

The works the subject of this REF are necessary to remove buildings that are no longer fit for purpose and upgrade existing facilities to improve services provided by the hospital and enable improved facilities to cater for staff, patients and the community.

The demolition and upgrade works to the Milton Park building will result in windows replaced and the external building cladding to improve the aesthetics of the building when viewed from within the hospital. Internally, the refurbishment works will provide for improved staff facilities for the upgraded hospital. The scale of the building will be reduced with the demolition of the south-eastern wing, and this is considered to be a positive impact and when combined with the internal reconfiguration this will significantly improve and maintain the existing hospital asset, for long-term use.

The external modifications to the Administration Building will not result in any unacceptable bulk and scale and its design will result in an acceptable building form when viewed from within the hospital and surrounding streets. Externally much of the existing form will be retained, new roof sheeting and gutters will be installed, new windows and mullions installed, film added to specific windows to improve privacy along with installation of aluminium screens. Overall, the external changes are acceptable and internally, the refurbishment will result in a more efficient layout for staff and result in better use of the existing building.

The existing mortuary building, proposed for demolition, does not have any heritage significance and is no longer fit for purpose. The mortuary will be relocated to be within the Milton Park Building and will be upgraded to be an improved facility, the current mortuary is now outdated. Overall, the demolition will provide for increased building setbacks and ability to provide additional car parking, both being positive impacts.

The demolition of the Watson Building along with the Maintenance Department, mortuary, plant and various freestanding buildings and structures will enable a significant upgrade to the loading dock, service road access and an additional 14 car parking within the hospital site. Although there is no increase in staff and/or patients, as a result of the works proposed under this REF, the additional on-site parking will ensure that parking demand can be accommodated on-site, reducing conflict for surrounding residents and businesses in regard to availability of on-street parking spaces.

The landscaping will be improved around these buildings and these works and will ensure that the hospital grounds are pleasant for patients, employees and visitors.

Overall, the works will have minimal impact on surrounding land, there will be no increase in height and setbacks will be improved to retained buildings. The works will not result in any adverse impacts, in particular no overshadowing and/or privacy issues, subject to compliance with all mitigation measures that have been recommended in the report.

Justification and Conclusion

The proposed works will not result in significant or long-term impacts. The potential environmental impacts have been considered as part of this assessment and where necessary mitigation measures have been imposed to ensure its suitability.

The activity is appropriate for the following reasons:

- It responds to the needs of the hospital to provide more amenable office space for staff and clinical rooms for visiting patients;
- The demolition works will not affect any heritage significance within the existing hospital site;
- The proposed works will not create any additional shadowing as there is no increase in building height and scale. All refurbished buildings will be of an acceptable design and suitable for the site and setbacks provide separation from adjoining uses, which maintains privacy.
- The new loading dock will remove conflict between car parking and service areas;
- The increased car parking area will provide an additional 14 car spaces which will reduce conflict for on-street car spaces for nearby residents and businesses;
- The functionality of the hospital will be improved with the upgrades to the existing hospital assets;
- It complies with all relevant legislation;
- It will have minimal impact on the environment; and
- Adequate mitigation measures have been imposed to address these impacts.

In consideration of the legislation and the potential environmental issues, this REF concludes that subject to the mitigation measures identified in Section 5 to this report, the proposed works will have no adverse environmental impact and are therefore appropriate development in accordance with Clause 2.61 of State Environmental Planning Policy (Transport and Infrastructure) 2021.

1. Introduction

NSW Health Infrastructure (HI) propose to undertake demolition of building and landscaping works, external works to partially demolished buildings, internal refurbishment works, car parking civil works to provide an additional 14 car spaces and landscaping works at the Bowral Hospital, located at 97-103 Bowral Street, Bowral (the site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of the NSW communities.

This Review of Environmental Factors (REF) has been prepared by LJB Urban Planning Pty Ltd on behalf of HI to determine the environmental impacts of the proposed demolition, refurbishment and new building, landscaping and car parking works within the Bowral Hospital site. For the purposes of these works, HI is the proponent and the determining authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this REF is to describe the proposal, to document the likely impacts of the proposal on the environment and to detail protective measures to be implemented to mitigate impacts.

The description of the proposed works and associated environmental impacts have been undertaken in the context of the Guidelines approved under section 170 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and the Australian Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The assessment contained within the REF has been prepared having regard to:

- whether the proposed activity is likely to have a significant impact on the environment and therefore the necessity for an EIS to be prepared and approval to be sought from the Minister for Planning and Homes under Part 5.1 of the EP&A Act;
- whether the activity is likely to significantly affect threatened species, populations, ecological communities or their habitats, in which case a SIS and/or BDAR is required; and
- the potential for the proposal to significantly impact *Matters of National Environmental Significance* (MNES) on Commonwealth land and the need to make a referral to the Australian Government Department of Environment and Energy for a decision by the Commonwealth Minister for the Environment on whether assessment and approval is required under the EPBC Act.

The REF helps to fulfil the requirements of section 5.5 of the EP&A Act, which requires that HI examine, and take into account to the fullest extent possible, all matters affecting, or likely to affect, the environment by reason of the proposed activity.

1.1 Proposal need and Alternatives

The works, the subject of this REF include the following:

Demolition Works

1. Demolition of Watson Building
2. Partial demolition of Milton Park Building
3. Demolition of other miscellaneous buildings and structures

Construction Works

1. External alterations and additions as well as the internal refurbishment of the remaining part of Milton Park Building
2. Construction of a new raised and covered loading dock adjacent to the south-western elevation of the Milton Park Building
3. External alterations and additions as well as the internal refurbishment of the remaining part of the Administration Building
4. Civil works resulting in widening and extension of an internal service road and provision for an additional 14 car parking spaces
5. Civil works including for landscaping
6. Minor extension of existing structure to accommodate MSB

The works will result in the removal of one (1) tree that has been assessed by Naturally Trees Consulting Arborist and recommended for removal. The tree was not considered of a species and form that should be retained.

Following the completion of Stage 1 works in December 2020 within Bowral Hospital, these works will form part of Stage 2 works and will allow for the efficient use of existing hospital assets and existing buildings within the hospital site. Landscape works were approved under REF 1 and these works will be completed in line with Stage 2 works. The works will ensure that there are adequate health service facilities to meet the needs of the local community and will provide for upgraded office and facilities within the wider hospital site.

The landscaping works will ensure that all buildings within the southern part of the site are well connected and provide staff, patients and visitors with external spaces to provide for calm and quiet, as required.

The proposed works will result in the demolition of several buildings and parts of buildings with majority of the works relating to the refurbishment, both externally and internally.

The proposed demolition of the Watson Building will enable the loading dock area to be improved and create a much larger area which will reduce conflict with nearby hospital uses and car parks. The services that are currently provided in the Watson Building which include social work, cardiac assessment and physiotherapy will be relocated to the Refurbished Administration Building which will be called Outpatient Centre. In addition, the provision of an additional 14 car parking spaces will be beneficial to the hospital and the landscaping will ensure an appropriate setting.

The above options have been worked through in the design phases and have resulted in the most efficient use of space and existing hospital assets. The retained buildings, being the Milton Park Building and Administration Building, have the ability to be upgraded and improved to provide efficient and usable long-term offices, clinical rooms and ancillary facilities for years to come and will be the next phase, following the Stage 1 SSD works that were completed in December 2020.

2. Site Analysis and Description

2.1 The Site and Locality

Bowral District Hospital is located in the Southern Highlands of New South Wales. It is located within the Wingecarribee Shire Local Government Area and is 136km south-west of Sydney, 169km north-east of Canberra and 73km south-west of Wollongong.

Figure 1 illustrates the surrounding locality, and the red circle identifies the position of the location of the new works:

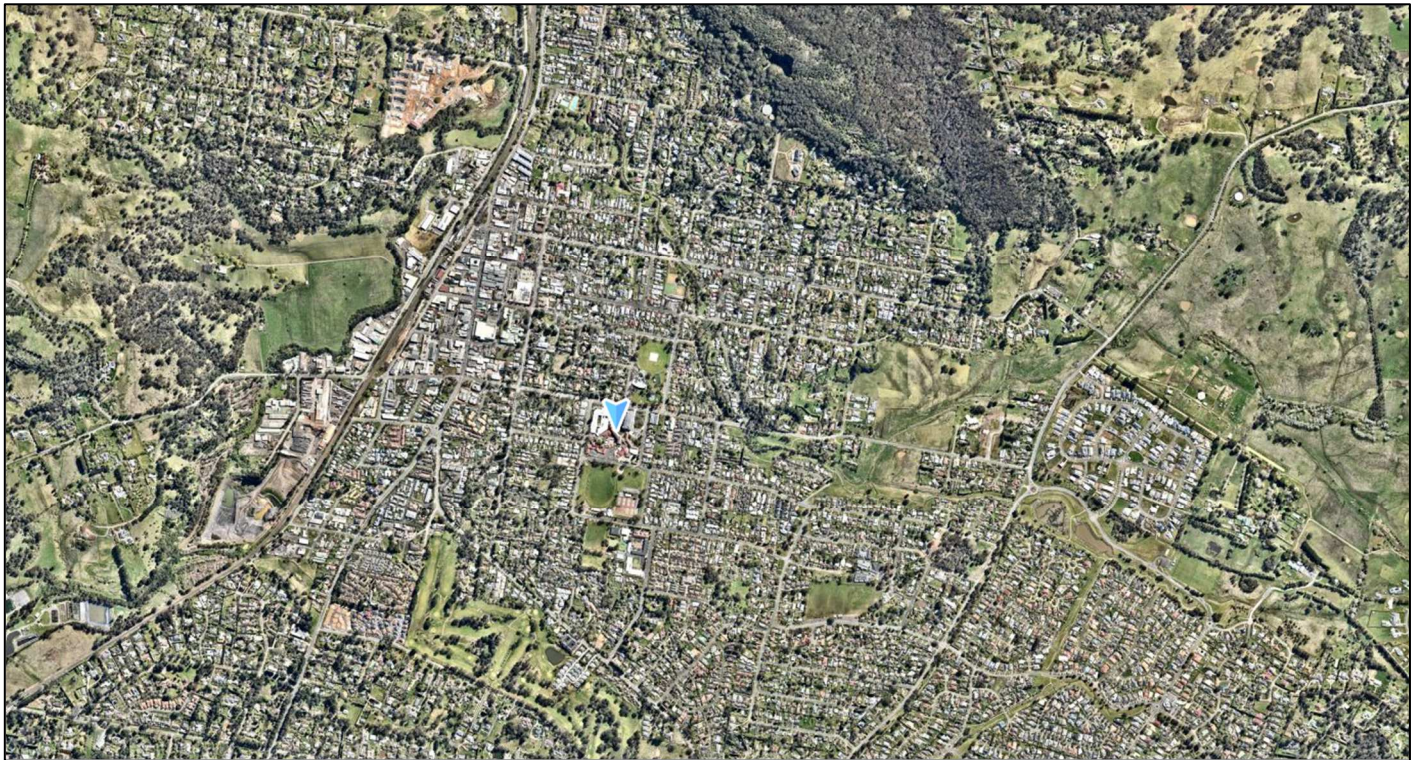


Figure 1: Locality Map (Source: Nearthmaps)

The subject works are proposed at the Bowral and District Hospital, which is located on corner of Bowral Street and Mona Road.

The Bowral and District Hospital site covers an area of approximately 36 ha (bounded by Bowral Street, Mona Road, Ascot Road and Sheffield Road). The site is generally flat, with a gradual fall across the site to a low point at the north-eastern corner where Bowral Street and Mona Road connect.

The hospital is located on the block of land bounded by Bowral Street, Mona Road, Ascot Road and Sheffield Road. It occupies more than three quarters of the block with the remainder being occupied by the Southern Highlands Private Hospital in the north-western corner.

Vehicular access to the main hospital, Emergency Department and main car park is directly off Bowral Street. This entrance is located to the east of the private hospital and a side entrance is provided from Mona Road. Vehicular access to the Old Hospital buildings and the Watson Unit is via the Sheffield Road Entrance, while the proposed Outpatients Building and additional car parking is accessed via the Ascot Road entry.

The middle and southern portion of the site, viewed from Ascot Road, Sheffield Road and Mona Road, is the area affected by the works. This section of the site contains the following buildings:

- Milton Park Wing
- Yeoman Ward
- Administration Building

- Pathology
- Ambulance Bay
- Social Work/Cardiac Assessment/Physiotherapy Building
- Maintenance Department
- Morgue
- Laundry and Stores
- Numerous outbuildings

It is noted that the Old Hospital buildings, staff amenities, Berrima Cottage and University of Wollongong buildings are also positioned in the south-western corner of the site, but these buildings will not be affected by the proposed works. It is noted that these buildings are positioned, to the south-west, adjacent to the site of the proposed works.

The new Clinical Services Building, emergency department building and car parking in the northern section of the site will also remain unaffected by the proposed works.

The portion of the site, the subject of this REF, includes:

- Lot 4 DP 858938

A copy of the site survey is attached at **Appendix O**.

Previous REFs have approved the following works:

- area at the southern end of the hospital precinct, adjacent to Berrima Cottage, the Old Hospital Buildings and southern car park;
- stormwater works, gas work and internal accessway at the northern section of the site associated with the previously approved SSD Clinical Services building; and
- works to upgrade the Yeoman Building and undertake landscaping works, including the Aboriginal Garden and installation of new lift to the Stage 1 CSB.

Figure 2 illustrates the location of the proposed demolition works:

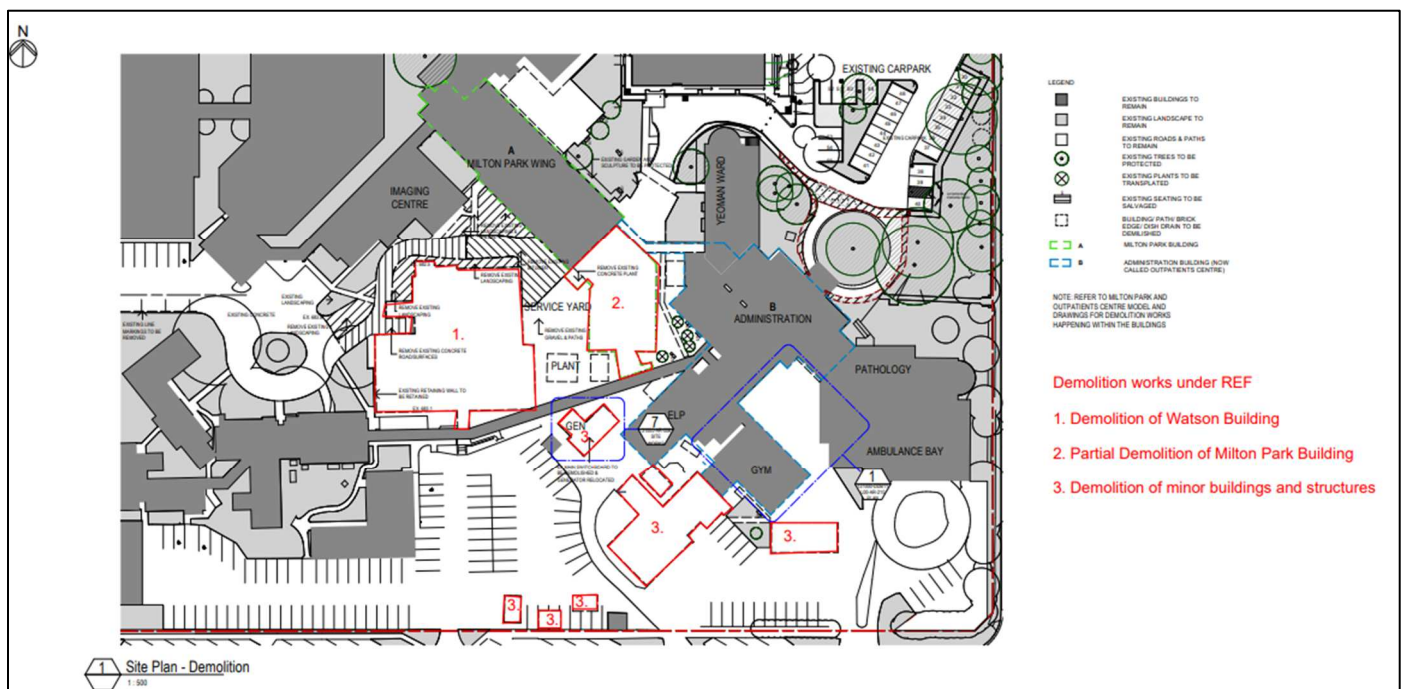


Figure 3 illustrates the location of the proposed construction works:

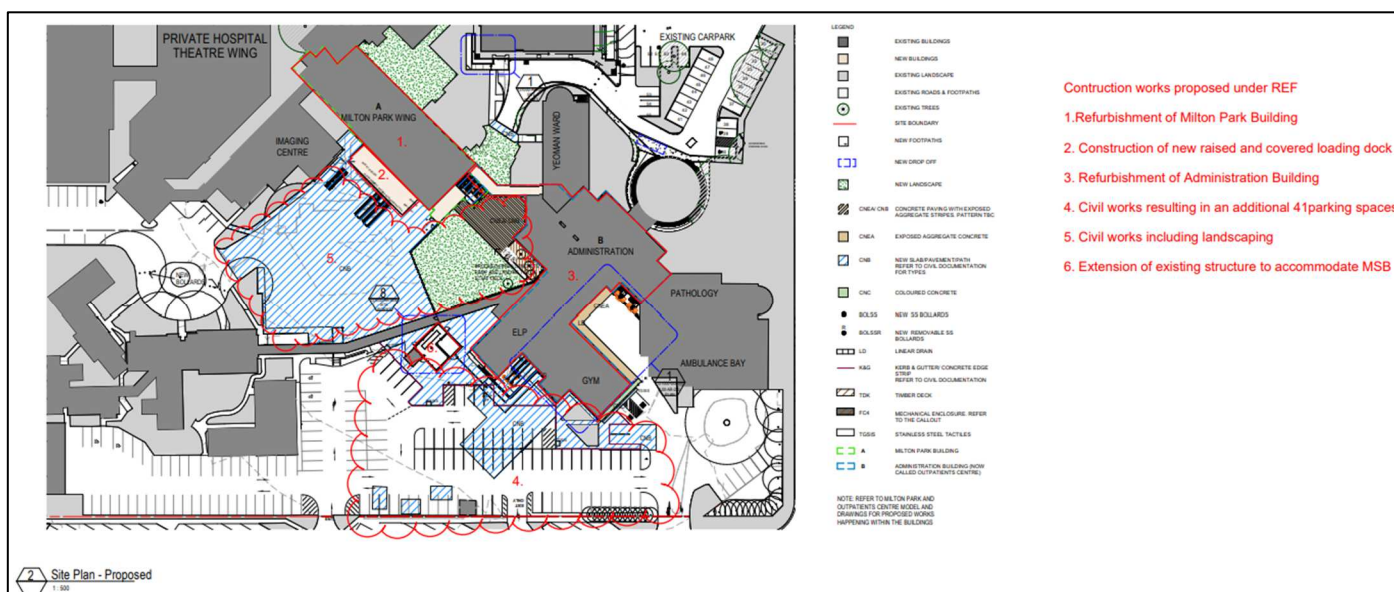


Figure 3: Locality Map of Proposed Construction Works (Source: Conrad Gargett)

Loseby Park is located opposite the hospital, located on the southern side of Ascot Street. A mix of health consulting rooms and dwellings are positioned along the eastern side of Mona Road.

The new Clinical Services Building has been constructed to the north of the proposed works, within the wider hospital site. While the Old Hospital and associated buildings are positioned to the south-west of the subject works.

Vehicular access to the hospital is provided from: Bowral Street, Sheffield Street, Ascot Road and Mona Road.

The works, the subject of this REF, will result in the removal of one (1) tree identified as No. 7 in the arborist report prepared by Naturally Trees found at Appendix C.

The proposed works will be undertaken in the middle, south-eastern and southern section of the site.

Figure 4 shows the wider hospital site (red border):



Figure 4: Subject site (Source: Nearthmaps)

2.1.1 Existing Development

The Bowral and District Hospital is a major regional hospital, with almost 100 beds, and provides the following services:

- general medical;
- obstetrics and gynaecology;
- paediatric;
- surgical;
- orthopaedics;
- ophthalmology;
- geriatric; and
- emergency services.

The hospital was originally founded in 1889 and has been expanded in recent years with a two-stage development, this has been made possible with a \$123.7 million investment from the NSW State Government, the proposed works form part of the Stage 2 works.

The buildings affected by the proposed works are listed below:

- Milton Park Building (B2)
- Records (CID) Building (B4)

- Outpatient Centre (Administration Building) (B11)
- Supply/ELP/Medical Records (B14)
- Watson Building (B6)
- Plant (B7)
- Mortuary (B15)
- Education (B13)
- Engineering Building (B9)

The following map, **Figure 5** below, identifies the various building locations within the existing Bowral and District Hospital:

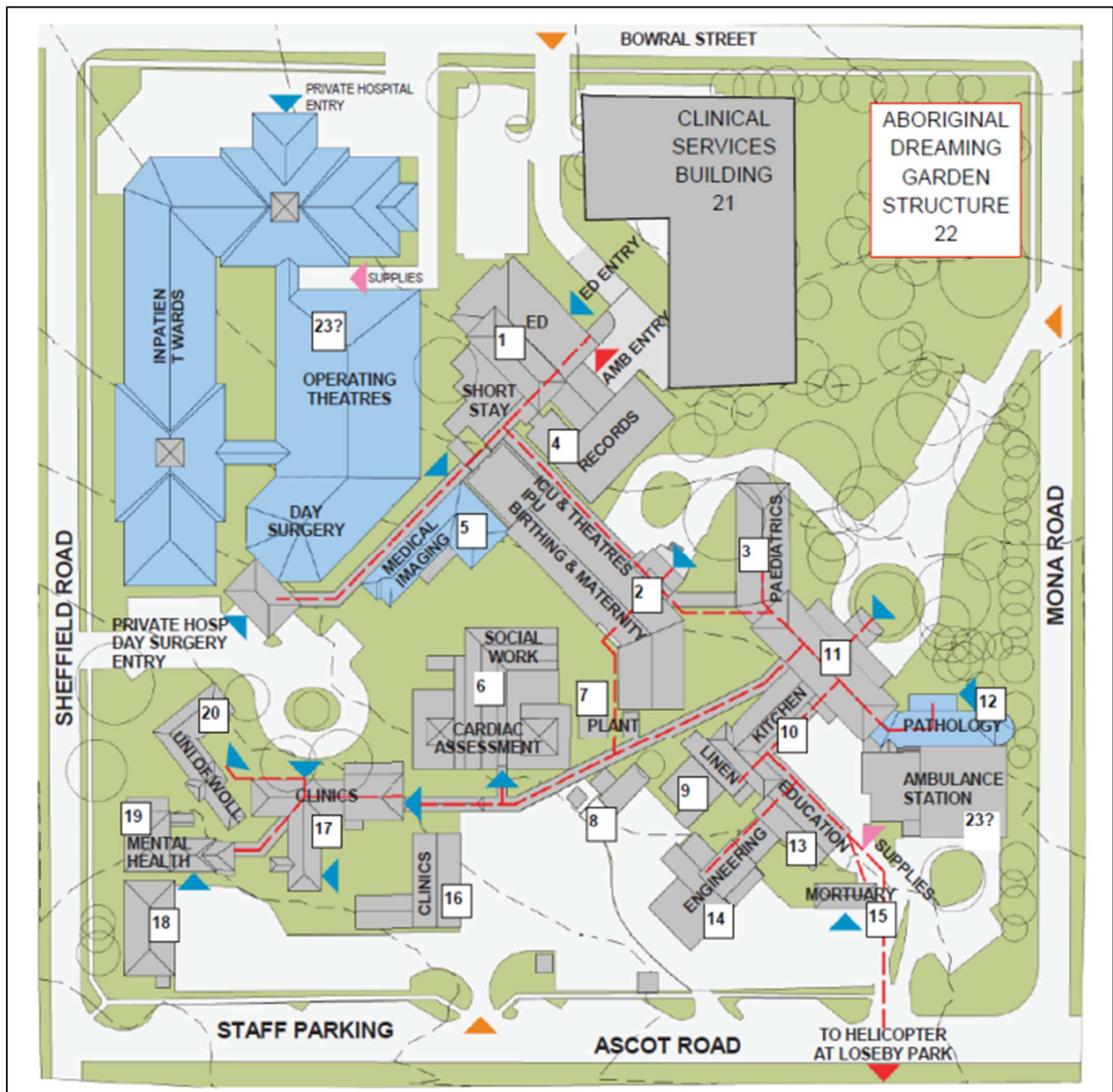


Figure 5: Bowral and District Hospital Layout – Identifies Affected Buildings by Number (Source: Health Infrastructure: Works Scope Clarification dated October 2022)

2.1.2 Other Site Elements

The additional elements across the site are also relevant to this REF and are discussed below:

Topography

The subject site is relatively flat, there will be no significant cut and fill to create the loading dock and car parking areas.

Traffic/Transport

The subject site has access to four (4) streets, being: Bowral Street, Mona Road, Ascot Road and Sheffield Street. The proposed car parking expansion will be at the southern end of the site and access to and from this area will remain insitu on Ascot Road.

The proposed loading dock and service road expansion will be undertaken to the south-west of the Milton Park Building, access to and from this service area will be via the existing Sheffield Road driveway.

The proposed works will not result in an increase staff and/or patients so the impact on the surrounding traffic network will be negligible.

Vegetation

No significant vegetation will be affected. One (1) tree will require removal to enable the development to be undertaken.

The arborist report at Appendix C categorises tree No,7 as a Cupressus sp. which is affected by bark dieback, the trees is not in good health and its removal can be supported.

A mitigation measure will require two (2) replacement trees to be planted on the site in a suitable location.

Heritage

The subject site is not listed as heritage item nor is it located within a Conservation Area under WLEP 2010. However, it is located in close proximity to the following heritage items:

- I181 – Bradman's Cottage and Grounds
- I469 – Bradman Museum Collection and Grandstand
- I541 – Bradman Oval

The Bowral Conservation Area is located to the north of Bowral Street and the north-west side of Sheffield Road.

The proposed works will have no effect on the above heritage items or conservation area as the majority of works will be to the south of the Private Hospital and Clinical Services Building, which will buffer the works from the above heritage items and conservation area.

As discussed in the REF, the buildings proposed to be demolished under this REF have little heritage significance. The accompanying letter from Urbis at Appendix B has concluded that there will be no adverse impacts from the demolition of these buildings.

2.1.3 Site Considerations and Constraints

Section 10.7 Planning Certificate No. S10.722/0205 dated 11 November 2022 identifies that the site is located within the SP2 Infrastructure zone under Wingecarribee Local Environmental Plan 2010, and is provided at **Appendix K**.

Table 1: Section 10.7 Planning Certificate

Affectation	Yes	No
Critical habitat		✓
Conservation area		✓
Item of environmental heritage		✓
Affected by section 38 or 39 of the Coastal Management Act 2016 (CM Act)		✓

Affectation	Yes	No
Proclaimed to be in a mine subsidence district		✓
Affected by a road widening or road realignment		✓
Affected by a planning agreement		✓
Affected by a policy that restricts development of land due to the likelihood of landslip		✓
Affected by bushfire, tidal inundation, subsidence, acid sulphate or any other risk		✓
Affected by any acquisition of land provision		✓
Biodiversity certified land or subject to any bio-banking agreement or property vegetation plan		✓
Significantly contaminated		✓
Subject to flood related development controls	✓*	
* the flood affectation does not impact this part of the site. Refer to Section 4 of this REF for further discussion in relation to flooding.		

2.2 Surrounding Development

The existing development across the site is comprised of hospital buildings, facilities, staff accommodation, access roads, landscaping and parking facilities.

Roads generally surround the hospital site on all sides, with the exception of the Private Hospital which is positioned to the north-west of the wider bloc which contains the public hospital.

Surrounding development consists of predominantly detached residential dwellings inter-mixed with health consulting rooms along Mona and Sheffield Roads, with Loseby Park located to the south. To the north, along Bowral Street are a combination of residential dwellings and Bradman Park.

The following images identify the surrounding uses and have been extracted from Google Maps:



Figure 6: Looking north along Mona Road from Ascot Road (Source: Google Maps)



Figure 7: Looking south along Mona Road towards Ascot Road (Source: Google Maps)



Figure 8: Looking east along Ascot Road from Sheffield Road (Source: Google Maps)



Figure 9: Looking west along Ascot Road from Monna Road (Source: Google Maps)

The following images illustrate the various buildings affected by the proposal:

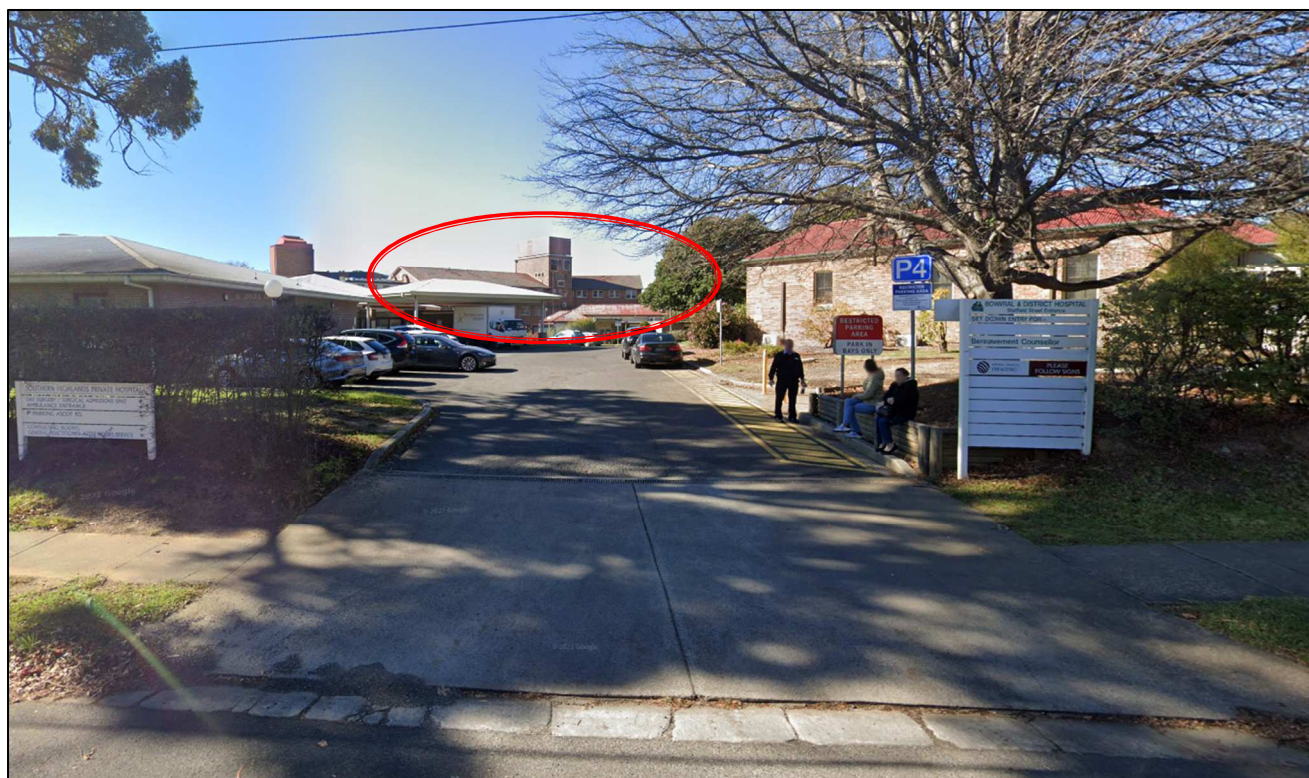


Figure 10: Looking west from Sheffield Street towards the Milton Park Building in the background (Source: Google Maps).



Figure 11: Looking south-west from Monna Road towards the Administration and Milton Park Buildings (Source: Google Maps)

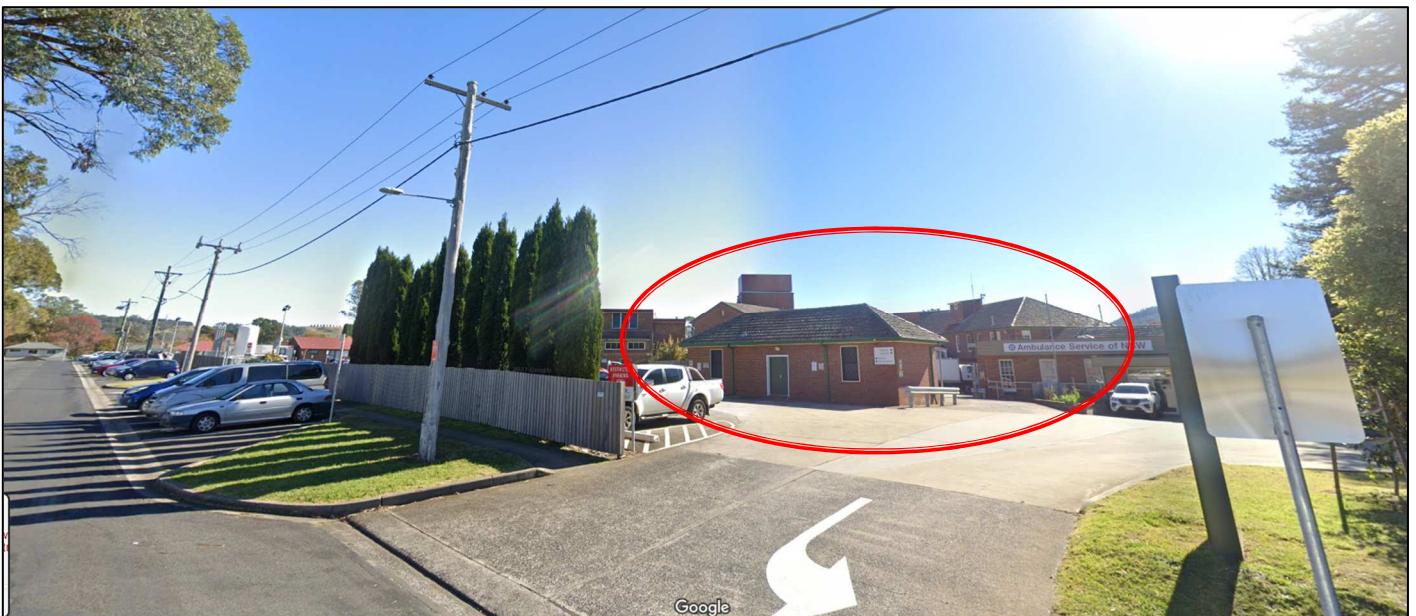


Figure 12: Looking north-west from Ascot Road towards the mortuary building, with Administration Building and Milton Park Building in the background (Source: Google Maps)



Figure 13: Looking north from Ascot Road towards the Milton Park Building (left red circle) and Maintenance Building (right red circle) (Source: Google Maps)

3. Proposed Activity

3.1 Proposal Overview

The proposed works, subject to this REF, relate to the following areas of the Bowral and Districts Hospital site:

Watson Building

The existing building will be demolished, and a road will be constructed and will provide service vehicle/truck access to the new elevated loading dock that will be constructed on the south-western side of the Milton Park building. The existing services within the Watson Building will be relocated into the refurbished Administration Building.

Milton Park Building

Works will include:

- Partial demolition of existing building at the south-eastern wing end along with the removal of the central tower/stair core.
- Construction of new external wall, service riser and fire stair.
- Demolition and removal of services throughout.
- Refurbishment to house relocated: Clinical Information Department, General Managers Unit, Mortuary, Hotel Services and a range of other users/departments including ICT and WHS.
- Construction of a new loading dock.
- Civil and landscaping works.
- Demolition of an existing access corridor and construction of a new staff access corridor and modifications to existing external corridor.
- Replacement of external windows and doors.
- External cladding of the facade with sheet metal and louvres.
- Installation of new roof sheeting.

Administration Building

Works will include:

- Refurbishment to house relocated Allied Services, Ambulatory Care and Outpatient Services (including roof tile replacement and installation of sarking).
- Refurbishment of the Education section within this building.
- Demolition and removal of services throughout.
- Civil and landscaping works, including new main entrance works and a staff courtyard/garden area.
- Installation of new windows and doors.
- Installation of new roof sheeting, terracotta tiles, eaves and guttering.
- Installation of batten screening

Demolition of the following structures and proposed works in their location:

- Plant – this area will be landscaped
- Mortuary building – area will now form part of the new car parking area to south of administration Building.
- Supply/ELP/Medical Records western wing of Administration Building – area will be part landscaping and part of the new southern car parking area.
- Clinical Information Department (Records) – area will be landscaped and provide a raised courtyard and seating area that will be designed to be private as it will be connected to the mortuary.
- Former oxygen vessels site/s and other miscellaneous locations (3 in total, adjacent to Ascot Road) – area will form part of the southern car park area.

Overall, the key challenge of the proposed works is to undertake the works within an operational hospital environment. It is likely that the works will need to be staged to ensure that each unit remains operational and functional and to

minimise disruption to the hospital operations, a mitigation measure will ensure a staging plan is submitted to manage the works program.

The proposed works will assist in achieving the objectives of the proposal, as discussed above, and form part of the Stage 2 redevelopment works supported by the State Government.

3.1.1 Design Approach

Placemaking and Design

The proposal satisfies the seven objectives of *Better Placed* (GANSW, May 2017) resulting in an acceptable development on the hospital site and within the wider Bowral region.

The seven objectives are discussed separately below:

Objective 1: Better Fit

The proposed works have considered the topography, reviewed buildings to determine which can be retained and revitalised and those that can be demolished, following review of heritage significance, as well as the functionality of the retained buildings and how they can accommodate the proposed works to provide for upgraded facilities.

The accompanying Heritage Advice prepared by Urbis and found at Appendix B, has determined that there is no significant heritage value in retaining the morgue and Watson Building along with the partial demolition of the Milton Park building and other ancillary buildings.

The proposed demolition is supported and the proposed works to the Milton Park Building and Administration Building will result in upgraded buildings that can support the needs of the improving health facility.

Overall, the Stage 2 works have been well considered and will create improved office space and clinical rooms, along with improved facilities for patients combined with more appealing building forms and more efficient loading and car parking areas. The works are highly desirable.

Objective 2: Better Performance

The upgrades to both the Milton Park Building and Administration Building will see improved environmental performance, through the installation of double-glazed windows and replacement with new style windows.

Overall, both buildings will have improved environmental efficiency.

Objective 3: Better Community

The demolition of buildings and upgrade of the Milton Park Building and Administration Building will result in improved built form externally, that will be aesthetically pleasing when viewed from the hospital grounds and public domain. Internally, both buildings will be refurbished to provide for improved office, clinical spaces and facilities.

Overall, the facilities will be improved and create an improved working environment for staff, and this will have an onflow effective to patients within the hospital, improving patient care.

Stage 2 works will be a benefit to the wider community without resulting in any additional bulk and scale and patient and staff numbers will remain as existing.

Objective 4: Better for People

The proposed works and design of the refurbished Milton Park Building and Administration Building will continue to maintain CPTED principles and will be patrolled by HealthShare staff and will have secure entry points within the upgrade facilities. Safety throughout the hospital will be maintained.

Objective 5: Better Working

Milton Park Building

The external works to the Milton Park Building, will aesthetically improve the building form and reduce the scale of the building, with the demolition of the south-eastern wing of the existing building. The provision of new windows will improve the internal usability of the floor plates and provide improve light into the office spaces.

The internal layout of the rooms will be more functional and meet the needs of hospital staff through the upgrade of the building to create more efficient spaces.

Administration Building

Externally the building will generally retain the existing form with a minor roof extension, however, the bulk, scale and height will remain as per existing with no increased impacts.

The internal refurbishment will provide for improved facilities providing: consult rooms, office space, gym, staff dining area, kitchen, water closets. The refurbishment will create an improved workplace, being beneficial to staff, visitors and patients.

Loading Dock, Car Parking and Landscaping Areas

The proposed new loading dock area will improve functionality and servicing while reducing conflict with other hospital users. This will make deliveries to and from the hospital safer.

The new car parking area will provide for an additional 14 car spaces which will reduce conflict with nearby residents and businesses, in respect of on-street parking spaces. Stage 1 resulted in a total of 196 parking spaces. Following the completion of Stage 2 there will be a total of 210 parking spaces, an increase in 14. The spaces will be available to visitors to the hospital as it is short-term, time limited to 2 hours.

The landscaping the ties all buildings, loading dock and car park, together will be suitable and will create an improved environment for all to see and use.

Overall, the design and layout of these Stage 2 works has been carefully considered and is suitable for the longevity of the hospital in Bowral, being highly suitable for the wider community and current and future employees.

Objective 6: Better Value

The retention and refurbishment of the Milton Park Building and Administration Building is a positive outcome as it enables the reuse of existing heritage assets. The partial demolition and demolition of other buildings are possible as all uses can now be incorporated into these two retained buildings, for example the mortuary is being relocated to the Milton Park Building and modernised.

Objective 7: Better Look and Feel

The overall design is appropriate for the Bowral hospital site and is in keeping with the recent Stage 1 development. The Stage 2 works have had consideration for heritage values across the site, in particular, all buildings proposed for demolition have been assessed and all have been confirmed as not having heritage significance.

The external works for the Milton Park Building and Administration building will create improved building assets that are visually pleasing and functional, contributing to making Bowral and District Hospital a much needed and reliable regional health facility.

Overall, the proposed Stage 2 development works are an acceptable design in a suitable location that has evolved from a well-considered design process.

Connecting with Country/ Engagement

The Traditional custodians of the land are the Gundungurra and Tharawal people.

Through the hospital design process, the local Aboriginal community have been consulted through various phases of the project to ensure that Connecting with Country is an important design principle for the project.

The Aboriginal Dreaming Garden, which is a small indigenous garden which includes a dreaming circle and stonework features, has been one of the key outcomes of this process. Consultation on the Aboriginal Dreaming Garden is underway. The Dreaming Garden includes a dedicated meeting space for community outreach and drop-in sessions.

This will provide Aboriginal outreach and health workers an area to meet and discuss health issues, but also a culturally safe space for Aboriginal and/or Torres Strait Islander people to feel safe, comfortable, accepted, and confident that they will be respected and will be listened to.

South western Sydney Local Health District's Aboriginal Health Unit is a key stakeholder in delivering the project, and is a key touch-point back into the local community. As part of this, they work closely with the project team to ensure an appropriate consultation process for each phase of redevelopment that is respectful, provides appropriate time and adapts consultation based on the community's needs.

Arts in Health are considering how Aboriginal artwork can be incorporated, with an arts strategy currently in development, and an arts working group being formed. Consultation on this is underway. Areas of the hospital have been identified that will include artwork, including walls and the front entrance, which pending ongoing consultation, may incorporate Aboriginal artwork.

Tenders are currently being assessed for the main works construction, who will be responsible for the final implementation of Aboriginal designs.

Sustainability

The proposed works, to be undertaken for the Milton Park Building and Administration Building, are seen as a positive outcome as the works will enable hospital assets to be retained and the works will improve the environmental efficiency of each existing building. The following measures are proposed to improve the sustainability of the works:

- Improved environmental performance to Milton Park Building and Administration Building (Outpatient Centre) with various upgrades and enhancements.
- Adaptive reuse of Milton Park Building and Outpatients Centre in lieu of demolishing and building a new structure.
- Replacement of Milton Park Building and Outpatients Centre roofs which will incorporate sarking.
- Energy efficient lighting, power usage, plant, machinery and vertical transport.
- Energy efficient water fixtures, fittings and appliances.
- New and centralised mechanical system, with additional outside air use per Green Star requirements.
- Electrification of services as opposed to the use of gas (HVAC, lighting, power, hot water)
- Solar panels on Milton Park to contribute to offset energy consumption on site
- Rainwater tank to capture rainwater from roof of Milton Park Building and re-use for irrigation of landscaping.
- Reduction in building material used for construction via the design and specifications. For example limiting the requirement of steel through the design.
- Reuse/recycling a minimum of 90% of site demolition and construction waste.
- Metering and monitoring of building energy and water use.
- Use of natural light via external glazing to occupied areas as much as possible including offices, meeting room and staff spaces.
- Use of paints, adhesives, sealants, wall and ceiling coverings and floor materials that have low Total Volatile Organic Compound (VOC) levels.
- Building envelope upgrades (insulation and glazing) to selected locations:
 - Insulation within roof and walls reducing heat loss in winter and heat gain in summer;
 - Installation of insulation to reduce acoustic noise and external transmission to the surrounding environment;
 - Double glazed windows to Milton Park Building.
- Building tuning following defects liability period across key services: heating, ventilation, air conditioning, lighting, hot water and BMS.
- Landscaping with the use of natives and drought tolerant planting.
- General sustainable selection of materials.
- Centralised loading dock to improve efficiencies in material handling, energy usage and resources.

Mitigation measures are proposed to ensure the works are completed to achieve the requirements of Design Guidance Note No. 058.

3.1.2 Proposed Activity

Built Form

Milton Park Building

The demolition and upgrade works to the Milton Park building will result in the replacement of windows and external cladding works to improve the aesthetics of the building.

The scale of the building will generally remain as existing; however, it will be reduced in height and length with the demolition of the south-eastern wing. The bulk and scale will continue to be suitable with the Bowral and District Hospital site.

The proposed finishes will include a combination of the following:

- Blockwork polished concrete 'charcoal'
- Existing brickwork
- Clad sheeting 'woodland grey'
- Existing weatherboard cladding to be painted
- Cladding aluminium cassette
- Fibre cement cladding 'whitish base', 'greenish base' and 'blackish base'
- Harditex blue board concrete
- Concrete hood existing to be painted
- Timber look-alike screen in deco wood colour natural spotted gum
- Metal slat screen/fence

The building will still be setback significantly from Ascot Road and will retain its central position within the hospital, therefore the impacts to surrounding properties is minimal as there will be reduced shadow and no additional privacy issues, with setbacks from the street boundaries being maintained and increased. The external finish of the building and demolition of the south-eastern wing will improve the building design and be an aesthetic improvement, especially when viewed from Ascot Road.

Administration Building

The partial demolition of buildings (maintenance department), connecting to the Administration Building and external works will not result in any unacceptable bulk and scale as the height and scale of the building will generally remain as existing, there will be a minor roof extension near the gym, but this will not be highly discernible from the public domain. No additional shadow will be cast from the new works and adequate setbacks are maintained from adjoining roads.

The demolition of structures to the south-west will reduce the scale of the building when viewed from Ascot Road and from the within the hospital grounds and enable car parking to be increased within the southern part of the hospital. This will result in reduction in building form along Ascot Road, once the maintenance department and morgue are demolished.

The external finishes generally retain the existing built form, with respect to height and scale. The replacement of roof tile and guttering will not significantly alter the finishes of the existing building and will ensure that building can continue to function adequately.

Externally much of the existing form will be retained, new roof sheeting and gutters will be installed, some new windows and mullions installed, film added to some windows to improve privacy along with installation of aluminium screens.

Overall, the external changes are acceptable and will enable the building to continue to be functional for the Bowral and District Hospital site.

Roadworks and Parking

The demolition of the Watson Building along with the Maintenance Department, Morgue, plant and various freestanding buildings and structures will allow for the expansion of an internal service road and construction of a new elevated loading dock on the south-western side of the Milton Park Building along with additional car parking to the south-west of the Administration Building.

The increased width of the service road and loading dock is considered to be a positive improvement as it will improve servicing within the site and provide for adequate separation from hospital functions and the car parking area, reducing potential conflicts. The loading dock will be setback approximately 85m from Ascot Road and 107m from Sheffield Street, this ensures that there are no adverse impacts when viewed from the street. The central location of the loading dock will improve efficiencies in material handling and reduce energy usage.

The increase in car parking, to the south-west of the Administration Building will provide an additional 14 car spaces within the hospital site. This is a good resolution and connects to existing car parking along the southern portion of the site. Although there is no increase in staff and/or patients, the additional on-site parking will ensure that all parking can be accommodated on-site and reduce the need to park on the surrounding streets, reducing conflict with surrounding residents and businesses. Two of the additional spaces will be accessible spaces. Stage 1 resulted in a total of 196 parking spaces. Following the completion of Stage 2 there will be a total of 210 parking spaces, an increase in 14. The spaces will be available to visitors to the hospital as it is short-term, time limited to 2 hours.

The car parking area and loading dock will comply with the Australian Standards in regard to design of these spaces, refer to Traffic report at **Appendix P** prepared by Stantec.

Tree Removal and Landscaping

The proposed development will result in the removal of one (1) tree located identified as tree No. 7 in the arborist report found at Appendix C. The tree has bark dieback and is not identified as being significant.

The removal is required to enable the loading dock to be constructed in this location. Trees have been retained where possible.

A condition will be incorporated into the mitigation measures to require two (2) suitable replacement trees to be planted on site, being a rate of 2:1.

The proposed landscaping works will be undertaken in accordance with the Landscape Drawings found at Appendix D. Landscape works were approved as part of the Stage 1 REF and these works will be completed in line with the Stage 2 works. The additional landscaping proposed will improve the landscape setting. The additional landscaping that will be provided following the partial demolition of the Milton Park Building will be visible from Ascot Road and the expanded carpark which is a positive outcome.

Utilities

The existing buildings are connected to gas, sewer, water, telecommunications and electricity.

New cabling will be installed to the existing substation. These works do not form part of this REF as they are exempt development under the T&I SEPP.

3.2 Proposal Need, Options and Alternatives

3.2.1 Strategic Justification

The NSW Government originally committed \$68.7 million towards the Bowral & District Hospital Stage 1 redevelopment as part of the NSW Governments \$550 million health infrastructure initiative for regional NSW. This stage is now completed and a further \$55 million has been invested for Stage 2, with some of Stage 2 already approved and completed under a previous REF.

The proposed works, under this REF, form part of Stage 2 and will see the hospital transformed and expanded to provide excellent health services for the local community.

These works are necessary to complete Stage 2 redevelopment works across the hospital site.

3.2.2 Alternatives and Options

The proposed Stage 2 works have evolved following the completion of the Stage 1 works, which has enabled the construction of new buildings, refurbishment of new buildings, new car parking and landscaping. To enable the hospital to continue to function effectively an upgrade of the Milton Park Building and Administration Building is the best way

forward to accommodate uses that will be relocated from other sections of the hospital and/or soon to be demolished buildings.

The demolition of the partial buildings and complete buildings will create improved functionality for the loading dock area and car parking, all positioned towards the southern part of the wider hospital site.

As these works relate to the use of existing buildings, this was the preferred option as opposed to demolition of buildings and complete redevelopment. The re-use of buildings is a better environmental outcome.

3.3 Construction Activities

The works are medium term.

Table 2: Project Timeframes and Construction Activities

Construction activity	Description
Commencement Date	Estimated commencement date March 2023. Estimated completion February 2025.
Work Duration/Methodology	<p>The works are to run concurrently.</p> <p>A work method statement shall be prepared prior to commencement of work. The Work Method Statement shall address the following:</p> <ul style="list-style-type: none">• Ensure safe pedestrian access to the main and surrounding health service buildings is maintained and managed throughout the entire construction period.• Provide details regarding traffic management and control during works.• Provide truck routes which will minimise the impact to existing; and• Provide details of the staging of works to enable the hospital to continue operating.
Work Hours and Duration/Construction	<p>Standard hours are:</p> <p>Monday to Friday–7am to 6pm</p> <p>Saturday–8am to 1pm</p> <p>Sundays and public holidays–no work</p>
Workforce/Employment	Approximately 100
Ancillary Facilities	All deliveries and loading/unloading will occur within the site. There is no onsite parking for workers, they will park within the surrounding street network. There are time restrictions on some of the surrounding streets that will need to be adhered to.
Plant Equipment	A list of all plant equipment shall be incorporated into the Work Method Statement.
Earthworks	<p>Minor earthworks will be undertaken following demolition of buildings and construction of the expanded service driveway, loading dock and car parking area.</p> <p>Any soil that is removed will need to be classified and disposed of accordingly. Mitigation measures will manage such works on-site.</p>
Source and Quantity of Materials	To be incorporated into the Work Method Statement.
Traffic Management and Access	<p>Entry and departure of construction vehicles from the site will be restricted to the imposed work hours.</p> <p>Safe pedestrian access to the hospital and surrounding building shall remain unimpeded at all times.</p> <p>Appropriate signage and directional information shall be provided.</p>

3.4 Operational Activities

Use

Milton Park Building

This building will be refurbished to contain the following uses:

- Clinical Information Department
- General Managers Unit
- Mortuary
- Hotel Services and a range of other users/departments including ICT and WHS.

Outpatient (Administration Building)

This building will be refurbished to contain the following uses:

- Allied Services
- Ambulatory Care
- Outpatient Services

Education Building

- This building will be refurbished but will remain as per existing use.

All of the proposed uses already exist on the hospital site and will be relocated to within the above buildings once refurbished.

Operation Hours

The hours of operation will be in keeping with the existing hospital hours.

Staff / Patients

There will be no increase in staff and/or patients.

Traffic and Parking

The area where the proposed works are located is unlikely to affect significant amounts of car parking and traffic. All existing entry and exit points will remain in their current positions.

As there is no increase on staff and/or patient beds, there will be no increased impact on the local traffic network, beyond current conditions. The additional parking spaces provided on site as part of these works will reduce the demand for on street parking. This has been addressed in the Traffic Statement prepared by Stantec attached at **Appendix P**.

A mitigation measure will be imposed to require a construction and traffic management plan to be prepared, prior to commencement of works and this will need to address the changes to any car spaces along the southern boundary during works.

4. Statutory Framework

4.1 Planning Approval Pathway

Section 4.1 of the EP&A Act states that if an EPI provides that development may be carried out without the need for development consent, a person may carry the development out, in accordance with the EPI, on land to which the provision applies. However, the environmental assessment of the development is required under Part 5 of the Act.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP) aims to facilitate the effective delivery of infrastructure across the State. Division 10 of the TISEPP outlines the approval requirements for works within a health service facility and in particular the demolition, construction, refurbishment, car parking and landscaping works, within Bowral and District Hospital. The works relate to the demolition, alteration and addition to existing health service facility buildings within the Bowral and District Hospital, which is defined as an existing health services facility under this division.

The site is zoned SP2 Infrastructure under the *Wingecarribee Local Environmental Plan 2010*. The SP2 Infrastructure is a prescribed zone under the TISEPP.

Therefore, the proposal is considered an 'activity' for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment (REF). The proposal is considered an 'activity' in accordance with section 5.1 of the EP&A Act because the proposed works involve the carrying out of work, being consistent with Clause 5.1 of the EP&A Act.

TISEPP consultation is discussed within section 6 of this REF.

Table 3: Description of proposed activities

Division and Section within TISEPP	Description of Works
Division 10 Section 2.61(1)(c)	The proposed works involve the alteration and addition to the existing Milton Park Building and Administration Building, which are existing buildings associated with the Bowral and District Hospital, which is defined as a Health Services Facility. .
Division 10 Section 2.61(1)(b)	The works involve the partial demolition of the Milton Park Building, complete demolition of the mortuary building, Watson Building, supply/ELP/Medical Records building, Clinical Information Department (records) and former oxygen vessel sites and other miscellaneous buildings. All of these buildings are positioned within the Bowral and District Hospital site, which is a defined as a health services facility.
Division 10 Section 2.61(1)(e)	The proposed works include the provision of an additional 14 car spaces to service users of the Bowral and District Hospital, which is defined as a health services facility.

4.2 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the EPBC Act do not affect the proposal as it is not development that takes place on or affects Commonwealth land or waters. Further, it is not development carried out by a Commonwealth agency, nor does the proposed development affect any matters of national significance. An assessment against the EPBC Act checklist is provided at 5.

Table 4: EPBC Checklist

Consideration	Yes/No
The activity will not have any significant impact on a declared World Heritage Property?	No
The activity will not have any significant impact on a National Heritage place?	No
The activity will not have any significant impact on a declared Ramsar wetland?	No
The activity will not have any significant impact on Commonwealth listed threatened species or endangered community?	No
The activity will not have any significant impact on listed migratory species?	No

Consideration	Yes/No
The activity does not involve nuclear actions?	No
The activity will not have any significant impact on Commonwealth marine areas?	No
The activity will not have any significant impact on Commonwealth land?	No
The activity does not relate to a water resource, a coal seam gas development or large coal mining development?	No

4.3 Environmental Planning and Assessment Act 1979

Duty to Consider Environmental Impact

Part 5 of the EP&A Act applies to activities that are permissible without consent and are generally carried out by a public authority. Activities under Part 5 of the EP&A Act are assessed and determined by a public authority, referred to as the determining authority. Health Infrastructure is a public authority and is the proponent and determining authority for the proposed works.

For the purpose of satisfying the objects of the EP&A Act relating to the protection and enhancement of the environment, a determining authority, in its consideration of an activity shall, notwithstanding any other provisions of the Act or the provisions of any other Act or of any instrument made under the EP&A Act or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity (refer to sub-section 1 of section 5.5 of the EP&A Act).

The Guidelines approved under Section 170 of the EP&A Regulation (*Guidelines for Division 5.1 Assessments* [June 2022]) defines the factors which must be considered when assessing the likely impact of an activity on the environment under Part 5 of the EP&A Act. Section 7.1 specifically responds to the factors for consideration under the Section 170 Guidelines.

Table 5 below demonstrates the effect of the proposed development activity on the matters listed for consideration in sub-section 3 of section 5.5 of the EP&A Act.

Table 5: Matters for consideration under Sub-Section, Section 5.5 of the EP&A Act

Matter for Consideration	Impacts of Activity
Sub-section 3: Without limiting subsection 1, a determining authority shall consider the effect of any activity on any wilderness area (within the meaning of the <i>Wilderness Act 1987</i>) in the locality in which the activity is intended to be carried on.	No impacts.
Note: If a biobanking statement has been issued in respect of a development under Part 7A of the <i>Threatened Species Conservation Act 1995</i> , the determining authority is not required to consider the impact of the activity on biodiversity values.	

4.4 Environmental Planning and Assessment Regulation 2021

Section 171(2) of the EP&A Regulation provides a list of factors that must be taken into account for an environmental assessment under Part 5 of the EP&A Act. These requirements are considered at section 6.1 of this REF.

4.5 Other NSW Legislation

The following table lists any additional legislation that is required to be considered if it is applicable to the proposed activity.

Table 6: Other Possible Legislative Requirements

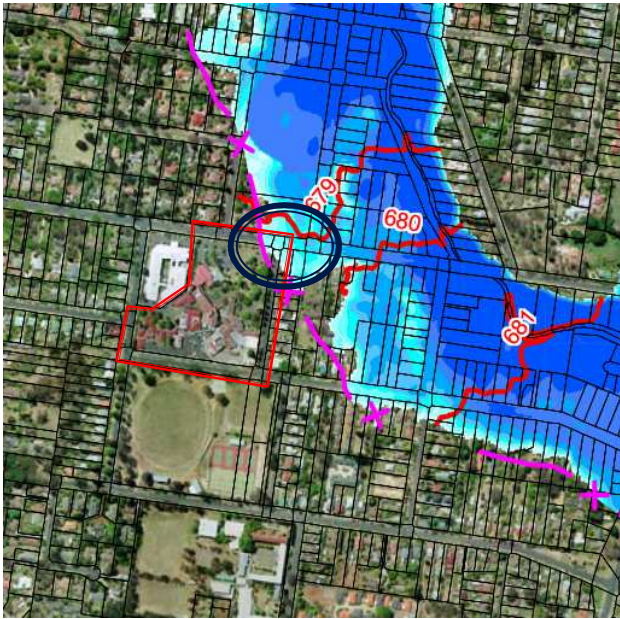
Legislation	Comment	Relevant? Yes/No
State Legislation		

Review of Environmental Factors: Bowral and District Hospital - Demolition, Construction, Landscaping and Car Parking Works

Legislation	Comment	Relevant? Yes/No
Rural Fires Act 1997	Is the site identified on the Bushfire Prone Land Map	No
Biodiversity Conservation Act 2016	Does the site contain any critical habitat, threatened species or ecological population or community?	No
Water Management Act 2000	Are the works within 40 metres of a watercourse?	No
Contaminated Land Management Act 1997	Is the site listed on the register of contaminated sites?	No
Heritage Act 1977	<p>The site contains no statutory listing. Notwithstanding, a heritage advice was prepared by Urbis (refer to Appendix B) and determined that the following buildings had little heritage significance:</p> <ul style="list-style-type: none"> • Mortuary; • Watson Building; and • Milton Park Wing. <p>Demolition of the above buildings can be supported.</p>	No
Roads Act 1993	Any works to a public road, or pumping of water onto a public road, or involve the connection of a road to a classified road?	No
Other Acts as required	Any other acts as required to be addressed?	No
State Legislation Planning Policies		
State Environmental Planning Policy (Planning Systems) 2021	Considerations include Local Aboriginal Land council ownership, State and Regional development considerations and concurrence.	No
State Environmental Planning Policy (Biodiversity and Conservation) 2021	<ul style="list-style-type: none"> • The site is not affected by this SEPP. <p>One tree is proposed to be removed, but it was assessed as not worthy of retention.</p>	No
State Environmental Planning Policy (Resilience and Hazards) 2021	Contamination, hazardous materials/development coastal management. Refer to Appendix H and I for contamination reports and Hazardous Material Surveys. The proposed works can be undertaken safely, and adequate mitigation measures will be included to update the Hazardous Materials Survey prior to commencement of works if required and for more testing of soil once buildings have been demolished, refer to discussion in 6.2.13 below.	Yes
State Environmental Planning Policy (Transport and Infrastructure) 2021	The proposed works relate to a health services facility and the works are permitted without consent under Division 10 2.16 (1)(a)(c)(e). Works will not exceed 15m in height and the works are more than 15m from a boundary. All works relate to existing buildings.	Yes
State Environmental Planning Policy (Precincts – Regional) 2021	<ul style="list-style-type: none"> • The site is not affected by this SEPP. 	No
Wingecarribee Local Environmental Plan 2010		
Zone	<p>The subject site is zoned SP2 Infrastructure. The proposed works relate to buildings within the existing Bowral and District Hospital and provide infrastructure and are considered consistent with the zone and compatible with the surrounding landscape.</p> <p>Accordingly, the LEP would require development consent for the proposed works, being inconsistent with the requirements of the SEPP (T & I) 2021. As noted above, the provision of the ISEPP prevail.</p>	Yes – proposed works are permitted in the zone
Height of Buildings	Not applicable. Notwithstanding, the height of the buildings will not increase, the height of the Milton Park Building will decrease with the demolition of the south-eastern wing. No impact from height.	No
Floor Space Ratio	Not applicable	No
Heritage	No statutory listing. As discussed above under Heritage Act 1997 above, the demolition and proposed works will have little impact on heritage significance. Refer to the Urbis Heritage letter at Appendix B.	Yes – Located in close proximity to a heritage conservation area.

Legislation	Comment	Relevant? Yes/No
	<p>It is noted that the site is located opposite the Bowral Conservation Area (C59, C89, C235), which located on the northern side of Bowral Street and north-western corner of Sheffield Road and opposite the following heritage items:</p> <ul style="list-style-type: none">• I181 – Bradman’s Cottage and Grounds• I469 – Bradman Museum Collection and Grandstand• I541 – Bradman Oval <p>The proposed works are positioned to the middle of the site and towards the southern boundary, so he proposed works will have little impact on the significance of the conservation area and nearby heritage items, both are buffered from the new Clinical Services Building and private hospital.</p>	
Flood Planning	This part of the subject site is not affected by flooding	No

The land is identified as flood liable land, however a review of Council’s Flood Mapping and the Bowral Floodplain Risk Management Study and Plan prepared by Bewsher Consulting Pty Ltd confirms that it is only the northeastern corner of the site that is affected by the PMF. A copy of the Study is attached at **Appendix Q**. The parts of the site under this REF are not affected by flooding. In the event of a flood the Hospital will still be accessible for safe evacuation on three frontages. Vehicular access to the hospital on Ascot Road, Sheffield Road and Bowral Street are beyond the extent of the PMF. Refer to extract from Bewsher report below:



Extract Figure 19: PMF Design Flood. Bewsher Consulting.

5. Consultation

The REF scope of works was notified for 21 calendar days to the stakeholders outlined Table 7.

Table 7: Stakeholders required to be notified

Stakeholder	Relevant Section
Wingecarribee Shire Council	Section 2.62(2)(a)(i)
Adjoining property owners	Section 2.62(2)(a)(ii)

The notification commenced on 15 November 2022 and concluded on 7 December 2022. Copies of the notification letters, map of properties notified, as well as responses received, are provided at **Appendix L** to **Appendix M**.

No written response was received from Wingecarribee Council.

A submission was received from an adjoining neighbour on Sheffield Road Bowral.

An overview of the comments received are outlined and responded to in the table below.

Table 8: Issues raised and responses

Issue raised	Date received	Response	Reference
Adjoining neighbour on Sheffield Road			
Request for further information in relation to construction timeframe, access, measures in place and social impact assessment.	21.11.22	<p>Construction is expected to commence in early 2023, pending receipt of planning approvals, and is planned to be complete in late 2025.</p> <p>A Construction Management Plan will be completed once a contractor has been awarded to build the project. This plan will outline access for construction vehicles and mitigation measures for any impacts.</p> <p>Social Impacts are considered as part of the overall assessment of the proposed development during the preparation of the Review of Environmental Factors report.</p> <p>The project has a regular Bowral Hospital Redevelopment newsletter. We would be happy to add you to the distribution list so you can stay across the latest project information.</p>	<p>Section 3.3 Construction Activities.</p> <p>Requirements addressed in Mitigation Measures attached at Appendix N.</p>
<p>Request for additional information in relation to:</p> <ul style="list-style-type: none"> Traffic impacts to Sheffield Road and our property and neighbours Truck movements outside our property Noise suppression during demolition works Dust suppression and monitoring Any asbestos removal and likely impact on surrounding properties Access on Sheffield Road during construction - a program for traffic movements How social impacts are being considered. 	12.12.22	<p>Thank you for your submission. The matters you have raised will be considered in the final assessment of the Review of Environmental Factors (REF). In response to your specific matters raised, the following comments are provided:</p> <ul style="list-style-type: none"> The works will be staged to minimise disruption to surrounding neighbours. It is intended to undertake the works in two stages, but this will be further refined as part of the Construction Management Plan (CMP) (refer below) The matters raised in relation to truck movements, noise, dust and asbestos are being considered as part of the assessment. 	Section 3.3 Construction Activities.

Issue raised	Date received	Response	Reference
<ul style="list-style-type: none"> Request for consultation during development of the CEMP 		<p>The REF will recommend Mitigation Measures to address these issues. The Mitigation Measures are subject to final approval by Health Infrastructure, but will generally require the following:</p> <ul style="list-style-type: none"> ➤ Prior to commencement of work, occupiers of adjoining land within 40m of the boundary of the site works are to be notified in writing. The notification will outline the project and provide more certainty with the expected timing of the project ➤ Site notice to be erected providing details of the contact person for the site. ➤ Requirements for the safe removal of any hazardous materials ➤ Preparation of a detailed CMP prior to commencement of works, the plan shall generally include: <ul style="list-style-type: none"> ○ Staging of works ○ How compliance with environmental controls are achieved ○ Construction Noise Management measures ○ Vibration Management measures ○ Sediment and erosion control measures ○ Construction site management measures ○ Construction traffic management measures ○ Air Quality and dust management measures ○ Restrictions on hours ○ Unexpected finds protocol ➤ A Construction Traffic Management Plan, prepared in consultation with Council ➤ Air quality and dust management requirements ➤ Compliance with the recommendations of the Acoustic Report and Guide to Noise Control on Construction, Maintenance and Demolition Sites. ➤ The CMP will be developed in accordance with all relevant legislation and accordingly will not undergo a public notification period. The Construction Traffic Management Plan as noted above is to be undertaken in Consultation with Council. • A separate Social Impact Management Plan has not been prepared. These matters are considered as part of the assessment of the REF. We acknowledge that there will be increased traffic movements and noise associated with the works. These impacts are for a limited period of time and will facilitate the much-needed improvements to Bowral & District Hospital. Measures will be in place to minimise the potential impacts. 	<p>Requirements addressed in Mitigation Measures attached at Appendix N.</p>
		<p>The REF once approved, will be available on the Department of Planning and Environment's website.</p>	
		<p>We appreciate your submission and advise that all matters you have raised are being given due consideration as part of the assessment process.</p>	

Issue raised	Date received	Response	Reference
		Your details have also been added to the Bowral Hospital Redevelopment Newsletter distribution list.	
Request for community meeting to discuss the Mitigation Measures. Is a dilapidation report being prepared for surrounding homes and what monitoring will be carried out.	16.12.22	Response provided indicating that more information will be provided on the project in the new year.	A Mitigation Measure is proposed that requires a dilapidation report for hospital, Council and other assets within the zone of influence of the work. In addition, a Mitigation Measure will be imposed to require vibration monitoring. This is further addressed below.

The zone of influence is determined by the Structural Consultant based on a range of factors including footing loads and soil properties. Due to the location and nature of the works it is unlikely to include properties that are located on the opposite side of the street frontages. A Vibration Monitoring system will be set up outside of the zone of influence to monitor vibration levels and limits.

Consultation is not required under Division 1 Consultation of the TISEPP for the following reasons.

- The works will not impact on Council related infrastructure of services;
- The works will not affect a local heritage item in a way that is more than minor or inconsequential;
- The works will not be carried out on flood liable land;
- The works are not located within a coastal vulnerability area; and
- The works are not considered 'specified development'

As outlined in Section 4, the land is identified as flood liable land, however a review of Council's Flood Mapping and the Bowral Floodplain Risk Management Study and Plan prepared by Bewsher Consulting Pty Ltd confirms that it is only the northeastern corner of the site that is affected by the PMF. At this corner of the site, the water depth in the PMF is between approximately 0.0 metres to 0.4 metres. Further, given the access available to the site and the likely extent of flooding as per the PMF mapping, evacuation from the site in the case of a flood event would be available in alternate directions. A copy of the report and the PMF Design Flood Map is attached at **Appendix Q**. These reports are available via the Council's website and the SES website.

The T&I SEPP defines flood liable land as '*land that is susceptible to flooding by the probable maximum flood event*'. The parts of the site under this REF are not flood affected and therefore consultation with the SES is not required.

6. Environmental Impact Assessment

6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations

The relevant assessment considerations under the Department of Planning & Environment's (DPE) *Guidelines for Division 5.1 Assessments* (the Guidelines) (ie the Guidelines approved under Section 170 of the EP&A Regulation) are provided below.

Table 9: Summary of Environmental Factors Reviewed in Relation to the Activity

Relevant Consideration	Response/Assessment		
a) Any environmental impact on a community	The proposed works will result in the partial demolition and demolition of buildings prior to the refurbishment of the Milton Park Building and Administration Building.	-ve	
		Nil	
	The demolition of the buildings will enable a loading dock to be constructed, service road to be expanded and car parking area to be increased to accommodate an additional 14 car spaces (including 2 accessible spaces). The demolition of the buildings will reduce the bulk and scale of the existing hospital when viewed from Ascot Road.	+ve	✓
	The position of the loading dock, service road and car parking are suitable as this area already contains car parking and servicing.		
	The partial demolition of the Milton Park Building will reduce the height of the existing building which is a positive. The external refurbishment will create a modern building that will be aesthetically pleasing and appropriate for the hospital site and surrounding development. There will be no adverse impacts with respect of overshadowing and privacy as there will be no increase in height and no reduction in setbacks from Sheffield Street and Ascot Road, which will be in excess of 80m.		
(b) Transformation of a locality	The demolition of the maintenance department, which is positioned to the south-west of the Administration building will reduce the scale of the hospital buildings when viewed from Ascot Road and will increase setbacks, which is a positive improvement, when viewing the hospital from the southern boundary. In addition, the external changes will generally retain the existing form and heights, with the exception of a minor roof extension, therefore there will be no adverse impacts in respect of overshadowing and privacy, setbacks from nearby streets will be in excess of 30m from Mona Road and 19m from Ascot Road.		
	Overall, the proposed demolition, refurbishment, alterations and car parking arrangements will not result in any adverse impacts and will be a positive change that will enable the hospital to meet the needs of existing and future staff and patients within the facility.		
	The proposed works will not significantly alter the nature of the locality as the two buildings are retained and will be modernised to meet the changing needs of the hospital. There will be no change to the access and flow of traffic entering the hospital.	-ve	
		Nil	
	The demolition of the Watson Building, partial demolition of the Milton Park Building and Administration Building combined with other structures will be a positive improvement as the scale of the built form, when viewed from the southern boundary, will be reduced.	+ve	✓
(c) Any environmental impact on the ecosystem of the locality	The proposal seeks removal of one tree. A mitigation measure will require the planting of a replacement tree in a suitable location on the site.	-ve	
	The removal of the tree is not likely to have any adverse impact on ecosystems in this locality.	Nil	✓
		+ve	
	As discussed above, the proposed works will improve the southern portion of the site through consolidation refurbishment of existing hospital assets.	-ve	
	The southern portion of the site will be improved through refurbishment of	Nil	

Review of Environmental Factors: Bowral and District Hospital - Demolition, Construction, Landscaping and Car Parking Works

Relevant Consideration	Response/Assessment		
d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality.	both the Milton Park Building and Administration Building and the partial and complete demolition of buildings will reduce bulk and scale along the southern half of the site, which is an improvement.	+ve	✓
e) Any effect on locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific, or social significance or other special value for present or future generations.	Refer to Appendix B, the demolition and partial demolition of the mortuary, Milton Park Building and Watson Building is acceptable as the buildings have little heritage significance. The proposed works will not affect the Bowral Conservation area or heritage listed items, located on the northern side of Bowral Street and north-western side of Sheffield Street, due to position of the buildings toward the centre and south of the wider hospital site.	-ve Nil +ve	 ✓
(f) Any impact on the habitat of protected fauna (within the meaning of the National Parks and Wildlife Act 1974)	No impact.	-ve Nil +ve	 ✓
(g) Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air	No impact.	-ve Nil +ve	 ✓
(h) Any long term impacts on the environment	There will be no long-term impacts on the environment. All works will result in positive long-term changes for the wider community.	-ve Nil +ve	 ✓
(i) Any degradation of the quality of the environment	There will be no degradation of the environment. The works will improve landscaping within the site, refer to landscaping drawings found at Appendix D.	-ve Nil +ve	 ✓
j) Any risk of safety of the environment	There is no significant risk of safety to the environment. Mitigation measures will be imposed to ensure safety during construction works.	-ve Nil +ve	 ✓
(k) Any reduction in the range of beneficial uses of the environment	There proposed uses within the retained and refurbished buildings will still remain beneficial and will continue to service the local community.	-ve Nil +ve	 ✓
(l) Any pollution of the environment	Subject to mitigation measures, to control construction works, there will be no unreasonable pollution impacts from the continuing use of the remaining buildings.	-ve Nil +ve	 ✓
(m) Any environmental problems associated with the disposal of waste	There may be environmental problems associated with disposal of waste. A waste management plan for both construction works, and use will be required via a mitigation measure.	-ve Nil +ve	 ✓
n) Any increased demand on resources (natural or otherwise) that are, or are likely to become, in short supply	No increase in demand for resources.	-ve Nil +ve	 ✓
(o) Any cumulative environmental effects with other existing or likely future activities.	The proposed works form part of Stage 2 hospital upgrade works. Stage 1 has been completed (except for landscaping) and the works will be undertaken to maintain the necessary day-to-day operations of the existing	-ve Nil	 ✓

Relevant Consideration	Response/Assessment		
	hospital. A mitigation measure will be imposed to ensure there is clear plan outlining how construction activities will ensure normal hospital operations are maintained.	+ve	
(p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions.	No impact.	-ve	
		Nil	✓
		+ve	
q) Applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1	The Wingecarribee 2040 Local Strategic Planning Statement has identified Bowral as being the principal health care precinct in the Shire. The upgrade to the hospital assets will be beneficial for the wider community and be consistent with the LSPS.	-ve	
r) Any other relevant environmental factors	There are no other relevant environmental factors. All relevant factors have been considered in this table.	-ve	
		Nil	✓
		+ve	

6.2 Identification of Issues

6.2.1 Traffic, Access and Parking

Questions to consider	Yes	No
Will the works affect traffic or access on any local or regional roads?		No
Will the works disrupt access to private properties?		No
Are there likely to be any difficulties associated with site access?		No
Are the works located in an area that may be highly sensitive to movement of vehicles or machinery to and from the work site (i.e. schools, quiet streets)?	Yes – private hospital and quiet residential streets. A traffic management plan will be required under a mitigation measure.	
Will full or partial road closures be required?		No
Will the proposal result in a loss of onsite car parking?		No – an additional 14 car spaces will be provided.
Is there onsite parking for construction workers?		No. There is no onsite parking provided. Parking for works will need to be addressed in the Traffic Management Plan. Refer to discussion below.

Construction workers will be instructed not to park within the Hospital grounds or on the streets directly adjacent to the Hospital that are within the typical daily Hospital parking catchment. It is noted that the majority of the hospital frontage has parking restrictions. The following is a general diagram of the areas that may be used by construction workers. The streets within yellow will be the general location for construction parking.



The final strategy for construction workers parking is to be included in the Traffic Management Plan that is imposed as a Mitigation Measure.

6.2.2 Noise and Vibration

Questions to consider	Yes	No
Are there residential properties or other sensitive land uses or areas that may be affected by noise from the proposal during construction? (i.e. schools, nursing homes, residential areas or native fauna populations)?	Yes. Refer to discussion below.	
Will any receivers be affected by noise for greater than three weeks?	Yes	
Are there sensitive land uses or areas that may be affected by noise from the proposal during operation?	Yes. Refer to discussion below.	
Will the works be undertaken outside of standard working hours? Monday – Friday: 7am to 6pm Saturday: 8am to 1pm Sunday and public holidays: no work		No
Will the works result in vibration being experienced by any surrounding properties or infrastructure?	Possibly	
Are there residential properties or other sensitive land uses or areas that may be affected by noise from the proposal during construction? (i.e. schools, nursing homes, residential areas or native fauna populations)?	Yes	
Will any receivers be affected by noise for greater than three weeks?	Yes	

An acoustic report can be found at **Appendix G** and it outlines how the proposed works can be mitigated to minimise acoustic impacts for nearby properties. A mitigation measure will be included to ensure compliance with the acoustic report during demolition and construction works.

In addition, a mitigation measure will be imposed to require a detailed Construction Noise and Vibration Management Plan to be prepared and submitted for approval prior to the commencement of works. This report will need to take into consideration the following documents:

- *NSW Interim Construction Noise Guidelines (DECC 2009)*
- *Noise Policy for Industry (EPA, 2017).*
- *Assessing Vibration: a technical guideline (Dec. 2006).*

6.2.3 Air Quality and Energy

Questions to consider	Yes	No
Could the works result in dust generation?	Possibly – during demolition and road/carparking works	
Could the works generate odours (during construction or operation)	Yes – minor from construction activities.	
Will the works involve the use of fuel-driven heavy machinery or equipment?	Yes - during demolition works.	
Are the works located in an area or adjacent to land uses (e.g. schools, nursing homes) that may be highly sensitive to dust, odours, or emissions?	Yes – within a hospital, adjacent to a private hospital and opposite residential uses.	No

Potential impacts on air quality may occur during works.

Dust can be generated by the following activities:

- Site clearing
- Construction activities
- Stockpiling
- Transfer of materials to trucks for transport
- Vehicle movements
- Construction works.

To minimise the emission of dust during works, appropriate mitigation measures will need to be imposed during works including:

- Dampening exposed surfaces in windy conditions
- Covering loads on vehicles hauling materials to and from work sites
- Installation of appropriate site fencing
- Sealing of all hoardings with plastic or an alternative dust proof application.
- External scaffolding to be installed with dust minimising shade cloth
- All waste storage compartments and skips to be appropriately covered and secure
- Ensure return air ductwork within the site is properly managed to mitigate the spread of dust to other areas of the hospital.

6.2.4 Soils and Geology

Questions to consider	Yes	No
Will the works require land disturbance?	Yes – during demolition of some buildings	

	and partial buildings and when the extended service road, car parking and landscaping works are undertaken. A mitigation measure will require an Erosion and Sediment Control Plan to be submitted prior to works commencing.
Are the works within a landslip area?	No
Are the works within an area of high erosion potential?	No
Could the works disturb any natural cliff features, rock outcrops or rock shelves?	No
Will the works result in permanent changes to surface slope or topography?	No
Are there acid sulphate soils within or immediately adjacent to the boundaries of the work area? And could the works result in the disturbance of acid sulphate soils?	No
Are the works within an area affected by salinity?	No
Is there potential for the works to encounter any contaminated material?	Yes – there is asbestos and lead within buildings to be demolished. There is potential for below surface disturbance when undertaking the car parking and landscaping work.

The proposed works will involve demolition and partial demolition of various buildings that have been identified as containing asbestos, synthetic fibres, lead paint and lead dust. All reports at Appendix H have considered hazardous materials within the affected buildings.

Removal and demolition must be taken in accordance with all reports included in **Appendix H**.

In addition, in regard to contamination and remediation of the site the EIS report dated 13 June 2018 and found at Appendix I, establishes that the site is suitable for the proposed use. However, as the areas under the Watson Building, Milton Park Building, Maintenance Building and Mortuary have not been tested a mitigation measure is recommended to require these areas to be sampled to ensure there is no contaminated soil. If any is found then measures will need to be established to manage remediation, refer to Section 6.2.13 for more detailed contamination discussion.

A mitigation measure will be imposed to require an Erosion and Sediment Control Plan to be prepared in accordance with the Erosion and sediment control - Managing Urban Stormwater: Soils and Construction (Landcom, 2004) (the Blue Book).

6.2.5 Hydrology, Flooding and Water Quality

Questions to consider	Yes	No
Are the works located near a natural watercourse?		No
Are the works located within a floodplain?		No
Will the works intercept groundwater?		No
Will a licence under the <i>Water Act 1912</i> or the <i>Water Management Act 2000</i> be required?		No

6.2.6 Visual Amenity

Questions to consider	Yes	No
Are the works visible from residential properties, or other land uses that may be sensitive to visual impacts?	Yes – see discussion below.	
Will the works be visible from the public domain?	Yes – see discussion below.	
Are the works located in areas of high scenic value?		No
Will the works involve night work requiring lighting?		No

The proposed works will be visible from the public domain and some residential properties/businesses along Sheffield Street and Mona Road. The following images identify the view from each street and red circle identifies the Milton Park Building and Administration Building:



View from Sheffield Street towards Milton Park Building.



View from Mona Road towards the Administration Building and Milton Park Building.

Based on the above, the demolition of the south-eastern wing of the Milton Park Building will reduce the scale of the building and remove the shaft the extends beyond the roof, this will significantly reduce the building bulk and scale. The proposed colours and finishes of the Milton Park Building will retain a large expanse of existing brickwork and incorporate modern materials with champagne metallic cladding, white cladding with woodland grey and charcoal hues

to provide contrast. Overall, the building will still identify the old but will successfully incorporate more modern finishes which will be complimentary to the wider hospital site.

The Milton Park Building, Mortuary and Administration Building are all visible from Ascot Road, however, Loseby Park is located on the southern side of Ascot Road, so the proposed works will be visible from the public domain rather than residential properties:



View from carpark exit on Ascot Road, looking towards Mortuary building, with Administration and Milton Park Building in the background.



View from Ascot Road carpark entry, looking towards Milton Park Building and Maintenance buildings.

As shown in the above images, the mortuary and maintenance building will both be demolished along with the south-eastern wing of the Milton Park Building, this includes the shaft which extends beyond the roof. The proposed works will increase setbacks from Ascot Road and the refurbishment of the buildings, with respect to materials and finishes will be consistent with surrounding hospital buildings and suitably integrate, for reasons discussed above.

Overall, the visual impacts will be positive when viewed from the public domain and nearby residential properties.

6.2.7 Aboriginal Heritage

Questions to consider	Yes	No
Will the activity disturb the ground surface or any culturally modified trees?	Yes – minor ground works and removal of one tree.	
Are there any known items of Aboriginal heritage located in the works area or in the vicinity of the works area (e.g. previous studies or reports from related projects)?		No
Are there any other sources of information that indicate Aboriginal objects are likely to be present in the area (e.g. previous studies or reports from related projects)?		No
Will the works occur in the location of one or more of these landscape features and is on land not previously disturbed?		No
<ul style="list-style-type: none"> • Within 200m of waters. • Located within a sand dune system. • Located on a ridge top, ridge line or headland. • Located within 200m below, or above a cliff face. • Within 20m of, or in a cave, rock shelter or a cave mouth 		
If Aboriginal objects or landscape features are present, can impacts be avoided?		NA
If the above steps indicate that there remains a risk of harm or disturbance, has a desktop assessment and visual inspection been undertaken?		NA
Is the activity likely to affect wild resources or access to these resources, which are used or valued by the Aboriginal community?		No
Is the activity likely to affect the cultural value or significance of the site?		No

A due diligence assessment was performed on 23 November 2022 and no Aboriginal sites or places were identified on within the subject site. This can be found at **Appendix J**.

The proposed works will take place where existing buildings have been, as such the disturbance to the ground has already occurred and it is unlikely that there will be any unidentified items below ground.

Notwithstanding, should a discovery be made during works, then works would need to cease until the item was investigated, as per a mitigation measure.

6.2.8 Non-Aboriginal Heritage

Questions to consider	Yes	No
Are there any heritage items listed on the following registers within or in the vicinity of the work area? NSW heritage database (includes section 170 and local items) Commonwealth EPBC heritage list?	Yes – see discussion below.	
Will works occur in areas that may have archaeological remains?		No
Is the demolition of any heritage occurring?		No

The site has no statutory listing. However, it is noted that the site is located opposite the Bowral Conservation Area (C59, C89, C235), which located on the northern side of Bowral Street and north-western corner of Sheffield Road and opposite the following heritage items:

- I181 – Bradman's Cottage and Grounds
- I469 – Bradman Museum Collection and Grandstand
- I541 – Bradman Oval

The proposed works are positioned to the middle of the site and towards the southern boundary, so the proposed works will have little impact on the significance of the conservation area and nearby heritage items, all works are buffered by the new Clinical Services Building and the private hospital.

The subject site is not heritage listed, however, in the previous Weir Phillips report dated June 2016, the report concluded the following buildings had a degree of relative heritage significance:

- Mortuary; and
- Watson Building.

Urbis Heritage has provided heritage advice of the proposal and considered the previous Weir Phillips report 2016, this review can be found at **Appendix B**. The review considers the proposed demolition of the above buildings, along with the partial demolition of the Milton Park Building, due to the building being identified as a post-war Functionalist style of architecture.

Urbis' review concludes that the proposed partial and complete demolition of the: mortuary, Watson Building and Milton Park Building can proceed as all have been identified as having little relative heritage significance, subject to the following recommendations:

1. *An Archival Recording of the existing buildings to be demolished (or part demolished) should be carried out prior to any demolition works commencing. This Archival Recording should be prepared in accordance with relevant guidelines stipulated by the Heritage Council of NSW.*
2. *Any work to the Watson Building (including demolition) is to be carried out in a manner which does not compromise the highly significant Old Hospital building. This includes the incorporation of appropriate protective measures, as necessary.*
3. *Separate investigations may be required to assess archaeological potential on locations where new buildings are proposed.*

Mitigation measures will incorporate the above recommendations.

6.2.9 Ecology

Questions to consider	Yes	No
Could the works affect any <i>Environmental Protection and Biodiversity Conservation Act 1999 (Cth)</i> listed threatened species, ecological community or migratory species?		No
Is it likely that the activity will have a significant impact in accordance with the <i>Biodiversity Conservation Act (2016)</i> ? In order to determine if there is a significant impact, the REF report must address the relevant requirements of Section 7.2 of the BC Act:		No
<ul style="list-style-type: none"> Section 7.2 (a) – Test for significant impact in accordance with section 7.3 of the BC Act. Section 7.2 (c) – it is carried out in a declared area of outstanding biodiversity value. 		
Could the works affect a National Park or reserve administered by EES?		No
Is there any important vegetation or habitat (i.e. Biodiversity and Conservation SEPP) within or adjacent to the work area?		Not likely
Could the works impact on any aquatic flora or habitat (i.e. seagrasses, mangroves)?		No
Are there any noxious or environmental weeds present within the work area?		No
Will clearing of native vegetation be required?		No – one tree requires removal, and a mitigation measure will require two (2) replacement trees to be planted in a suitable location within the site.

6.2.10 Bushfire

Questions to consider	Yes	No
Are the works located on bushfire prone land?		No
Do the works include bushfire hazard reduction work?		No
Is the work consistent with a bush fire risk management plan within the meaning of the <i>Rural Fires Act 1997</i> (RF Act) that applies to the area or locality in which the activity is proposed to be carried out?		NA

6.2.11 Land Uses and Services

Questions to consider	Yes	No
Will the works result in a loss of, or permanent disruption of an existing land use?		No
Will the works involve the installation of structures or services that may be perceived as objectionable or nuisance?		No
Will the works impact on, or be in the vicinity of other services?		No

6.2.12 Waste Generation

Questions to consider	Yes	No
Will the works result in the generation of non-hazardous waste?	Yes	
Will the works result in the generation of hazardous waste?	Yes – possible asbestos from	

Questions to consider	Yes	No
	demolition works.	
Will the works result in the generation of wastewater requiring off-site disposal?		No

As discussed above, various Hazardous Materials Assessment reports have been undertaken in the past and these can be found at Appendix H and also listed below at 6.2.13.

Removal and demolition must be taken in accordance with all reports included in **Appendix H**.

Contamination waste removal is discussed in detail below following Section 6.2.13.

There is always risk that more may be uncovered during works, which have not been found within the site, as such appropriate mitigation conditions are recommended should more hazards which may be identified during construction works.

A mitigation measure shall require all waste to be classified as per the NSW EPA guidelines and may only be disposed of at a licensed waste facility.

6.2.13 Hazardous Materials and Contamination

Questions to consider	Yes	No
Is there potential for the works to encounter any contaminated material?	Yes - possibly	
Will the works involve the disturbance or removal of asbestos?	Yes – possibly	
Is the work site located on land that is known to be or is potentially contaminated?	Yes- possibly	
Will the works require a Hazardous Materials Assessment?	Yes	
Is a Remediation Action Plan required?		No – not at this stage. May be required if further testing identifies contaminated land under demolished buildings.
Is the work category 2 works under Resilience and Hazards SEPP?	Possibly – but only if it is identified when the testing of the soil under demolished buildings take place.	

Hazardous Materials

All works are to be undertaken in accordance with the six (6) hazardous material assessment reports at **Appendix H**, the reports are titled as followed:

- Douglas Partners Hazardous Building Materials Report 89199.01 dated 19 September 2016
- EIS Letter Reviewing Asbestos E31452KLlet_Haz dated 9 November 2018
- EMS Hazardous Materials Report EMS19_6637 dated 11 April 2019
- Canlink Group Hazardous Materials Report CLG029_HMSR_Rev.02 dated 3 June 2021
- Canlink Group Hazardous Materials Report CLG029_HMSR_Admin Building_Rev.01 dated 10 July 2021
- DUE Hazmat Survey Report JDRYU060_V1_HAZMAT dated 7 December 2021

Removal and demolition must be taken in accordance with all reports above, that can be found at **Appendix H**.

It is recommended that reports, for all subject buildings, be reviewed and updated prior to commencement of work. The report will need to address how removal of asbestos, lead paint and any other hazardous materials identified will be managed. Any new hazards identified should also be included and addressed adequately.

Contamination

The following contamination reports accompany this REF and can be found at **Appendix I**:

- Report review prepared by Aargus dated 24 January 2023
- Douglas Partners Contaminated Land PSI 89199.01 dated 27 September 2016
- EIS Environmental Site Assessment E31452Krpt Bowral dated 13 June 2018
- EIS Asbestos Quantification Report E31452KTrpt3 dated 23 November 2018

The site is considered suitable for use, under the EIS report dated 13 June 2018, found at **Appendix I**. The report concludes that there is low risk of contaminants of potential concern and the site can be made suitable and works can proceed provided the following recommendations are implemented:

1. *There may be a decommissioned UST on site. The Australian Standard AS 4976-2008 (The removal and disposal of underground storage tanks) states that in-situ abandonment should only be considered in the event that removal will cause damage to adjacent structures. EIS note that records relating to the decommissioning date from 1996 and there is no indication whether the decommissioning method involved removal or in-situ abandonment. If the UST was abandoned in-situ in 1996 it may not meet the current requirements of the Australia Standard for in-situ abandonment. The current status of the potential UST should be assessed. This could involve a combination of a Ground Penetrating Radar (GPR) survey of the area and partial excavation to expose the top of the UST. Once the status of the UST has been established a decision can be taken as to whether to remove it and validate the excavation or document that it has been appropriately decommissioned and left in place;*
2. *Conduct an emu-bob for removal of FCF across the exposed fill soils in the vicinity of BH31 by a suitably licenced asbestos contractor. All FCF disposed of to an NSW EPA licenced facility. Following removal a surface clearance should be undertaken by a SafeWork NSW licenced asbestos assessor. This will provide a safe working environment for site personnel and form part of the waste classification; and*
3. *An inspection of the site surface should be undertaken in the footprint of the existing site structures following demolition. Prior to demolition all asbestos containing materials should be removed from the buildings that are going to be demolished and disposed of appropriately. This will minimise the risk of contaminating the site surface with asbestos during demolition.*

However, as the areas under the Watson Building, Milton Park Building, Maintenance Building and Mortuary have not been tested a mitigation measure is recommended that these areas to be sampled to ensure there is no contaminated soil. If any is found, then measures will need to be established to manage remediation and ensure the site is suitable for the future uses proposed in each area.

A further review of all reports was undertaken by Aargus Pty Ltd dated 24 January 2023. The purpose of this review was to determine if sufficient contamination testing had been undertaken in relation to the proposed works. The review confirmed that part of the site had been remediated and validated and that the remaining parts of the site have been appropriately investigated and that works are to be carried out in accordance with the reports.

It is noted that if any contaminated samples are identified, they will be classified at Category 2 works under the SEPP (Resilience and Hazards) and may require notice to be given to Council under Clause 4.13 of the SEPP.

6.2.14 Community Impact/ Social Impact

Questions to consider	Yes	No
Is the activity likely to affect community services or infrastructure?		No

Review of Environmental Factors: Bowral and District Hospital - Demolition, Construction, Landscaping and Car Parking Works

Questions to consider	Yes	No
Does the activity affect sites of importance to local or the broader community for their recreational or other values or access to these sites?		No
Is the activity likely to affect economic factors, including employment numbers or industry value?	Yes – construction workers will be employed for the duration of works, which is positive outcome.	
Is the activity likely to have an impact on the safety of the community?		No – a CMP is required to ensure the site works are managed safely.
Will the activity affect the visual or scenic landscape? This should include consideration of any permanent or temporary signage.		No – all works are significantly setback from the boundaries and the works will improve the visual landscape.
Is the activity likely to cause noise, pollution, visual impact, loss of privacy, glare or overshadowing to members of the community, particularly adjoining landowners?	Yes - There is likely to be noise generated during works that may impact on a temporary basis to surrounding properties. This has been addressed in the Acoustic Report. A Mitigation Measure will require compliance with the Acoustic Report.	No – the proposed works will reduce the scale of the buildings and therefore will not impact by way of overshadowing. The refurbishment of remaining buildings will be aesthetically pleasing which will improve their visual impact.

6.2.15 Cumulative Impact

Questions to consider	Yes	No
Has there been any other development approved within 500m of the site?	Yes – Stage 1 SDD within the site. Works have been completed, so no impact. Refer to table below for others	
Will there be significant impacts (for example, including but not limited to, construction traffic impacts) from other development approved or currently under construction within 500m of the site?		No – see table below.

A search of the Department of Planning and Environment – major project register and Southern Regional Planning Panel website has revealed no recent approvals for major development within 500m of the subject site.

A search of Council's DA register revealed several small-scale residential dwelling alteration and addition approvals, these are not listed as the scale of development approved will not conflict with the Stage 2 application works for Bowral Hospital. The applications which involved larger developments are listed below and include an impact assessment:

DA No.	Site	Development	Decision	Impact
17/1602	17 St Jude Street, Bowral	Dual Occupancy	Approved 21/03/18	No impact likely, given scale of works.
17/1713 17/1713.01 17/1713.02.01	19-21 Sheffield Street, Bowral	Multi dwelling Housing	Approved 26/08/19	Under construction - small scale development will not conflict with hospital works.
22/0215	23 Sheffield Street, Bowral	Multi dwelling housing	Approved 24/05/22	Not commenced yet – small scale development will not conflict with hospital works.

Based on the above, there will be no cumulative impacts on surrounding land uses as there are no significant development approved and under construction at the moment, in vicinity of the hospital. The Stage 1 SSD works have been completed.

7. Summary of Mitigation Measure

Mitigation measures are to be implemented for the proposal to reduce impacts on the environment. The mitigation measures are provided at **Appendix N**.

7.1 Summary of Impacts

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed development, it is determined that:

- The extent and nature of potential impacts from the proposed development will be low and in fact will reduce the bulk, scale and setbacks of the Milton Park Building and Administration Building and will not have significant adverse effects on the locality, community and the environment with generous setbacks maintained for privacy and no additional height ensuring no impacts from shadowing.
- The subject site has no statutory heritage listing; however, heritage assessment of hospital assets has been undertaken to determine if any buildings have significance given the age of the Bowral and District Hospital site. The heritage report at **Appendix B** has concluded that the buildings affected by demolition, all have little heritage significance.
- Construction noise and vibration will need to be undertaken in accordance with mitigation measures and within the hours identified in this REF and mitigation measures. There will be no adverse impact if managed appropriately, refer to **Appendix G** Acoustic Report.
- Previous Hazardous Materials Surveys have identified most of the buildings affected by this REF. A mitigation measure will require any removal of hazardous materials to be undertaken in accordance with the accompanying reports. In addition, a mitigation measure will require that any part of the buildings, affected by works under this REF, that have not been assessed for hazardous materials previously will require new review to be undertaken prior to commencement of any works to ensure no further hazards are identified prior to demolition and removal.
- The accompanying EIS report dated 13 June 2012 and review by Aargus Pty Ltd dated 24 January 2023 found at **Appendix I** states the site is suitable for the proposed use subject to recommendations, all work can proceed in accordance with these recommendations. However, a mitigation measure will be recommended to ensure testing areas that will be exposed once buildings are demolished.
- The development will provide an additional 14 car spaces. These spaces will be additional to the existing on-site spaces and will be for overflow to reduce the need for on-street parking. The proposed works will not increase staff and/or patients within the hospital site so therefore there will be no impact on the local traffic network and in addition all entry and exit points will remain as existing. The car parking area design is required to satisfy the Australian Standards and a mitigation measure will require this to be achieved.
- The proposed changes to traffic and parking will not impact on the surrounding traffic network as there will be no increase in movements to and from the site as patient and staff ratios will not increase. In addition, the entry to the loading dock and expanded car parking area will be via existing driveway entry and exit points along Sheffield Street and Ascot Road, respectively.
- In respect of air quality, there will be no ongoing impacts, but it is possible that there may be some dust effects from demolition and construction works. To minimise the emission of dust during works, appropriate mitigation measures will need to be imposed during works including:
 - Dampening exposed surfaces in windy conditions
 - Covering loads on vehicles hauling materials to and from work sites
 - Installation of appropriate site fencing
 - Sealing of all hoardings with plastic or an alternative dust proof application.
 - External scaffolding to be installed with dust minimising shade cloth
- The Milton Park Building and Administration Buildings already exist and are serviced by existing services and utilities. New cabling will be installed to the existing substation. These works do not form part of this REF as they are exempt development under the T&I SEPP.

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- Any contaminated waste identified on site for removal will be undertaken in accordance with waste classification guidelines and disposed of in a safe manner.
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality, community; and
- Given the above, it is determined that an EIS is not required for the proposed development activity.

8. Justification and Conclusion

The proposed demolition, construction, external and internal refurbishment works, car parking and landscaping works at Bowral and District Hospital is subject to assessment under Part 5 of the EP&A Act. The REF has examined and taken into account to the fullest extent possible all matters affecting, or likely to affect, the environment by reason of the proposed activity.

As discussed in detail in this report, the proposal will not result in any significant or long-term impact. The potential impacts identified can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

As outlined in this REF, the proposed activity can be justified on the following grounds:

- It responds to an existing need within the community;
- It generally complies with, or is consistent with all relevant legislation, plans and policies;
- It has minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address these impacts.

The proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a SIS or BDAR is not required. The environmental impacts of the proposal are not likely to be significant and therefore it is not necessary for an EIS to be prepared and approval to be sought for the proposal from the Minister for Planning and Homes under Part 5.1 of the EP&A Act. On this basis, it is recommended that HI determine the proposed activity in accordance with Part 5 of the EP&A Act and subject to the adoption and implementation of mitigation measures identified within this report.