

Review of Environmental Factors - Submissions & REF Update Report

Bathurst Hospital Redevelopment

Version 1

20 May 2025

Contents

1 Introduction1

2 Public Exhibition and Notification.....3

2.1 How we consulted3

2.2 Submissions Received4

Who we heard from:4

2.3 Traffic & Parking.....5

2.3.1 Car Parking5

2.3.2 Construction Traffic5

2.3.3 Accessibility.....6

2.3.4 Additional Traffic.....7

2.3.5 S138 Roads Act application7

2.3.6 Public Transport Infrastructure8

2.4 Infrastructure contributions8

2.5 Heritage8

2.6 Helipad.....9

2.7 Council comments on mitigation measures10

3 Proposed Amendments Since Exhibition.....1

4 Conclusion.....5

Appendices.....6

Attachment A.....6

Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Draft	14/05/2025	HI-Planning Advisory	Review of Environmental Factors – Submissions & REF Update Report	K.Saunders	K.Saunders
Final	20/05/2025	HI-Planning Advisory	Review of Environmental Factors – Submissions & REF Update Report	K.Saunders	K.Saunders

1 Introduction

This Submissions and REF Update Report has been prepared by HI-Planning Advisory in response to the notification and exhibition of NSW Health Infrastructure's Review of Environmental Effects (REF) associated with the Bathurst Hospital Redevelopment, at 361 – 365 Howick Street, West Bathurst.

As detailed within the REF (dated 16 February 2025, prepared by HI-Planning Advisory), the Bathurst Hospital Redevelopment proposes the following:

- Partial demolition of the existing main hospital building facing Mitre Street and associated earthworks and site preparation works.
- Partial demolition of the south-western wing of the existing main hospital building off Howick Street and associated earthworks and site preparation works.
- Tree removal.
- Construction of a new part three, part four storey addition and expansion of the main hospital building off Mitre Street including new vehicular and pedestrian access and front of house formal entry.
- A new-build, two-storey expansion to the Emergency Department and Operating Theatres along the central and western sections of the main hospital building off Howick Street.
- A new single-storey addition to the existing Cancer Service building known as Daffodil Cottage.
- General refurbishment and repurposing to areas of the existing hospital.
- Site establishment and cut and fill.
- Changes to on-site car parking areas resulting in an increase in on-site car parking spaces
- Access and circulation improvements including new vehicular and pedestrian access.
- Public domain works including new or adjusted car-parking line marking to increase on-street car parking on Mitre Street, Howick Street and Durham Street, and new bus stops and a pedestrian crossing on Mitre Street, subject to separate s138 Roads Act Approval.
- New landscape works and replacement tree planting.
- Alteration and amplification of existing hospital plant and service infrastructure.

This Report is prepared to review and consider submissions received by Health Infrastructure (HI) as part of the notification and exhibition processes.

The REF was exhibited for 28 days from 21 February until 21 March 2025. Concurrent written notification was also provided to Bathurst Regional Council, DCCEEW – NSW Heritage, CASA and to owners and occupiers of adjoining land.

A total of twenty-one (21) submissions were received, comprising of two (2) government agency submissions, one (1) submission from Council and eighteen (18) submissions from members of the public. Submitters overwhelmingly support the proposal for a redevelopment of the Bathurst Hospital, however the main concern raised is in relation to parking.

This Submissions and REF Update Report has been prepared having regard to the following:

- *Guidelines for Division 5.1 Assessments (DPE June 2022)*
- *Guidelines for Division 5.1 Assessments – Consideration of environmental factors for health services facilities and schools (DPHI, October 2024)*
- *Health Infrastructure's Community Participation Plan (CPP) (October 2024)*
- *Stakeholder and Community Participation Plan for New Health Services Facilities and Schools (DPHI, October 2024). Section 2.64 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP) as amended*

This Report is to be read in conjunction with the REF for the Bathurst Hospital Redevelopment (16/02/2025).

2 Public Exhibition and Notification

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP) requires that the public authority, being NSW Health Infrastructure (HI), be satisfied that appropriate consultation has been undertaken having regard to –

- *The Stakeholder Community Participation Plan for New Health Facilities and Schools* (October 2024) (SCPP), and
- *HI's Community Consultation Plan* (CPP)(October 2024).

Further, the TISEPP also include requirements to provide written notice to the Council for the area and to occupiers of any adjoining land.

2.1 How we consulted

Having regard to the level of potential environmental impact from the planned activity, including impacts on surrounding properties and the broader community, and the anticipated level of community interest, the REF was publicly exhibited for a period of 28-days between 21 February until 21 March 2025.

The notification and public exhibition package included provision of written notice to stakeholders of the exhibition of the REF, the site location, exhibition dates and information on how to make a submission, a link to enable access to feedback forms and further project details.

The consultation, exhibition and notification process involved the following:



- 113 letters issued to occupiers via letter box drop
- 45 additional letters posted to owners who are not occupiers



75 people attended three in-person staff and community sessions over three days



The REF was exhibited on the NSW Government's "Have your say" platform which was accessible from HI's corporate website and the project website



Written notification letters were issued to:

- Bathurst Regional Council
- Department of Climate Change, Energy, the Environment and Water (DCCEEW) on behalf of Heritage NSW
- Civil Aviation Safety Authority (CASA).



1 one on one meeting with a key stakeholder



Public exhibition briefings with Bathurst Regional Council, Bathurst Hospital Health Council and Bathurst Hospital Redevelopment Community Reference Group



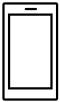
A site notice was placed on the boundary fence adjacent to the main vehicle and pedestrian entry with a link to the project website



Project updates issued to 112 subscribers



Public exhibition and information sessions were promoted through print media and website banner advertising



Significant traditional and social media coverage generated through media release issued at the commencement of the public exhibition period

2.2 Submissions Received

Who we heard from:



18 public submissions



1 submission from Bathurst Regional Council



2 agency submissions were received. One submission from DCCEEW (Heritage) and one from the Civil Aviation Safety Authority (CASA).

A summary of matters raised in submissions, relating to environmental impacts, including consideration of submissions and any recommendations and response are provided at Section 2.3 below. The following key issues have been identified:

- Parking, traffic and transport
- Accessibility
- Infrastructure Contributions
- Heritage
- Aviation safety

Submissions relating to clinical scope, staffing matters, suggestions to move the hospital to a greenfield site, etc are not matters relating to the environmental impact of the proposed activity and therefore not subject to consideration for the REF.

2.3 Traffic & Parking

2.3.1 Car Parking

Submission Points	Response
<ul style="list-style-type: none"> Submissions from the public and Council raised concerns regarding the quantity of onsite parking and requested that alternative parking solutions should be made such as a multi-storey carpark. Council queried the assumptions made in relation to the parking demand analysis, given the forecasted staff increases and the impacts of time restricted parking on on-street parking. 	<ul style="list-style-type: none"> The Transport Impact Assessment was developed based on earlier assumptions for the project, which include an original staff uplift at the higher end of predictions to create the worst-case scenario for parking demand (i.e. 45% increase in NSW Health staff by 2031). Staff uplift is one of the key drivers for parking demands at hospital sites. As the project has developed, and the clinical scope has been refined, updated workforce information has been provided. The NSW Health workforce uplift is now expected to be approximately 19% (at 2031). This means the anticipated demand for parking will be significantly lower than originally assessed. The growth in staff numbers will occur gradually from the forecasted opening in late 2027. Importantly, even under the original (higher) staff projections, traffic experts Taylor Thomson Whiting (TTW) confirmed the redevelopment car parking allocation was suitable from a traffic, transport and parking perspective. The updated reduced staff uplift will only improve the overall parking outcome.

2.3.2 Construction Traffic

Submission Points	Response
<ul style="list-style-type: none"> Council is concerned with the adequacy of the Construction Traffic Management Plan (CTMP). Council recommend that a detailed assessment of alternative locations for construction, staff and visitor parking should be undertaken. 	<p>Council's concerns regarding the CTMP are noted, however the CTMP cannot be finalised until a main works contractor has been appointed. This is standard practice for planning applications.</p> <p>The Mitigation Measures (Appendix A – MM 30) identifies that a Construction Traffic and Pedestrian Management Plan (CTPMP) is required. MM 42 has been revised to include details of requirements to be included in the CTPMP.</p> <p>MM 43 has been amended to include further requirements for construction worker parking.</p>

2.3.3 Accessibility

Submission Points	Response
<ul style="list-style-type: none"> • Submissions from the public and Council raise concerns regarding accessibility from on-street parking including the availability of footpaths and uneven surfaces within the Relevant Parking Zone (RPZ) and walking distances. • Council is of the opinion that given the reliance upon on-street parking the footpath network around the Hospital should be upgraded within the RPZ. • Council recommends additional footpath augmentation outside of the RPZ to support construction workers and providing at least one connecting path as a cycleway. • Public submissions raised concerns regarding access to the Hospital redevelopment for people with a disability or people using mobility aids or pushing prams 	<ul style="list-style-type: none"> • In response to community and staff feedback and Council and public submissions, Health Infrastructure is committed to the payment to Council of a reasonable contribution towards public domain infrastructure upgrades in the RPZ, and /or works outside of the RPZ, as preferred by Council. • It is understood that discussions are ongoing between HI and Bathurst Regional Council (BRC) in relation to this matter. Any agreed or proposed strategies to address contributions towards footpath upgrades will be coordinated separately to the REF. • While HI understands Council's broader aspirations for footpath upgrades beyond the RPZ and new cycleways, any contributions from the development will be proportionate to the project's impacts and financial scope. • It is considered that the scale of upgrades proposed by Council goes beyond the reasonable responsibilities of the development. • A new mitigation measure is proposed requiring payment of a reasonable contribution towards footpath or other public domain upgrades within the financial scope of the project. It is noted that Council is best placed to deliver the infrastructure upgrades and best placed to determine priority of upgrade works. • All accessible parking spaces will meet AS2890 – Australian Standards for off-street carparking. • The relocation of the existing Ambulance Bay is out of scope for the proposed development. The design includes arrangements for accessible parking and accessible routes to the new front entrance and existing entrances. • It is proposed to move the taxi rank from Howick Street adjacent Victoria Park to the parallel parks adjacent to the new Mitre Street entrance. • As outlined in the TIA - the existing Hospital provides 11 accessible spaces, approximately 3.6% of the total on-site parking provision. The proposed site aims to provide 16 accessible parking spaces out of the total 352 parking spaces resulting in approximately 4.5% accessible spaces. This provision exceeds the Building Code of Australia requirement for hospitals, which requires accessible parking at a rate of 2% of the total parking provision.

2.3.4 Additional Traffic

Submission Points	Response
<ul style="list-style-type: none"> Council is concerned the proposal has the potential to alter the traffic volumes experienced in Commonwealth Street. 	<ul style="list-style-type: none"> On-site parking accessed directly off Commonwealth Street will be reserved for staff and fleet parking, with public parking prioritised closer to Mitre Street. A new mitigation measure is proposed in this regard. The TIA identifies that the Durham and Commonwealth intersection will be reduced from Level B to C, however, this is still considered satisfactory and under capacity.

2.3.5 S138 Roads Act application

Submission Points	Response
<ul style="list-style-type: none"> Council advised that the details of the proposed works to change on street parking will be subject to further discussions regarding the final designs and regulatory review by Council's Local Area Traffic Committee. Regarding Howick Street parking alterations (between Mitre and Hope Streets) Council has stated that they accept the need to provide additional parking in Howick Street however do not support the proposed design response. Council listed detailed requirements for the s138 application Submissions from the public and Council support the proposed raised crossings although Council have highlighted some potential design concerns. 	<p>The proposed activity includes works to adjoining local roads and the public domain. The public domain works external to the site are not subject to determination under this REF. A Section 138 Roads Work (s138) application will need to be submitted and approved by Council prior to any works commencing in the roadway.</p> <p>Consultation regarding the on-street parking reconfiguration has commenced with Council. Any changes to the on-street parking will need to be approved by Council's Local Area Traffic Committee.</p> <p>The offsite road works will:</p> <ul style="list-style-type: none"> help facilitate the functioning of the hospital; improve the visual appearance and amenity of the public domain; and are considered a public benefit <p>If these offsite works are not approved this will not deter the redevelopment of the hospital in its own right.</p> <p>HI will work with Council regarding an acceptable design for parking alterations on Howick Street and raised crossing designs.</p> <p>Council's requirements in relation to the detailed drawings for the s138 Application are noted and will be provided with the s138 Application.</p> <p>A mitigation measure is included to ensure s138 Road Works approval is obtained along with any other approvals pertaining to external works or new services. This is included at Mitigation Measures 8 at Appendix E.</p>

2.3.6 Public Transport Infrastructure

Submission Points	Response
<ul style="list-style-type: none"> Council is supportive of proposed provision of new public transport infrastructure by way of a new bus stop on Mitre Street, however, believe that the bus stop should include provisions including bus shelter, seating, bins, signage, road pavement marking and lighting. 	<ul style="list-style-type: none"> The existing bus stops on Howick Street will be retained, and new bus stops are proposed along Mitre Street on both sides, adjacent to the new Hospital Main Entry. The locations proposed for the new bus stops on Mitre Street provide the best, level access available to the new Main Entry of the hospital, including access via the proposed raised crossing. A new mitigation measure is proposed requiring payment of a reasonable contribution towards footpath or other public domain upgrades within the financial scope of the project. It is noted that Council is best placed to deliver the infrastructure upgrades and best placed to determine priority of upgrade works and type of works that, at Council's discretion, could include bus shelters.

2.4 Infrastructure contributions

Submission Points	Response
<ul style="list-style-type: none"> Council considers that payment of s64 water and sewer contributions should be paid. 	<p>As the works are not "development" but are an "activity" under Part 5.1 of the EP&A Act, s64 contributions do not strictly apply. Despite this, Health Infrastructure is committed to the payment of s64 contributions based on the additional water consumption and sewer loading (calculated based on additional bed numbers as a result of the redevelopment). HI is in discussions with Council in this regard.</p> <p>A new mitigation measure is proposed requiring the payment of s64 contributions prior to the commencement of operations.</p>

2.5 Heritage

Submission Points	Response
<ul style="list-style-type: none"> Council request for further heritage assessment and commented in relation to the CMP currency. DCCEEW, as the delegate of the Heritage Council of NSW and for Heritage NSW, advised that approval under section 60 of the Heritage Act 1977 is required. Recommends that a 	<p>In accordance with Heritage NSW requirements a s60 permit under the Heritage Act 1977 is required. The s60 Application will be accompanied by:</p> <ul style="list-style-type: none"> A Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage professional in accordance with the Guidelines for preparing a Statement of Heritage Impact A Historical Archaeology Assessment (HAA) prepared

<p>Statement of Heritage Impact (SOHI) and Historical Archaeology Assessment (HAA) are prepared to support the s60 Application.</p> <ul style="list-style-type: none"> DCCEEW, as the delegate of the Heritage Council of NSW and for Heritage NSW, supports the recommendations of the Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared by Uearthed Archaeology and Heritage (dated 11 December 2023) 	<p>by a suitably qualified archaeologist in accordance with the historical archaeology guidelines.</p> <p>19.4 of the Mitigation Measures as exhibited noted that a Section 60 permit may need to be issued to undertake the proposed works prior to commencement of any works.</p> <p>MM 19.4 will be amended (and renumbered to 18.1) to require the Section 60 permit prior, and mitigation measure 18.2 has been revised to include Heritage NSW recommendations.</p> <p>Regarding the CMP, Council's comments are noted. Should this be a requirement for the s60 permit, a review and update will be undertaken.</p> <p>Mitigation Measures 57.1 – 57.3 adopt the recommendations of the ACHAR.</p>
--	---

2.6 Helipad

Submission Points	Response
<ul style="list-style-type: none"> CASA submission notes that the buildings proposed will not present a hazard to aircraft operations to or from the hospital helipad. The submission from CASA recommends that any cranes erected during construction should be marked in a conspicuous colour (e.g. orange, yellow, red and white chequer pattern) and be lit with medium intensity flashing red lighting at the highest point of the crane during the hours of darkness. Operators to and from the helipad should be advised of the crane locations and heights so that crews can adjust their procedures as required paid A public submission raised concerns relating to the temporary relocation of the hospital helipad to Bathurst Airport during construction. The submitter suggested that Victoria Park would be a better location more proximate to the site and not impacted by flooding of the Macquarie River. 	<ul style="list-style-type: none"> Mitigation Measure No. 37 (Appendix A) identifies the conditions relating to the existing helipad and helicopter operations during construction. During construction, the helicopter landing pad will be temporarily relocated to the Bathurst Airport. Bathurst Airport has been the WNSWLHD designated alternative location for helicopter landing during other recent construction works at the hospital. There is no commissioned helipad at Victoria Park. Retrievals from the hospital often require fixed wing aircraft, utilising Bathurst Airport.

2.7 Council comments on mitigation measures

Submission Points	Response
<ul style="list-style-type: none">• Council's submission included recommendations to:<ul style="list-style-type: none">- amend a number of the proposed mitigation measures; and- include additional recommendation measures	<ul style="list-style-type: none">• Following further assessment and in response to Council's submission, several mitigation measures have been revised, and additional measures have been introduced where they are considered effective in ensuring that any potential environmental impacts remain minimal and well-managed.• Revised Mitigation Measures are outlined in Section 3 below.

3 Proposed Amendments Since Exhibition

The submissions received in response to the REF do not generate the need for any design changes.

In response to submissions received the following new and amended mitigation measures are recommended and are included in the revised Mitigation Measures at **Appendix A** to this report.

Original MM	Revised MM
<p>Heritage management</p> <p>19.1 The activity shall adopt the recommendations of the Heritage Report titled Bathurst Health Service Redevelopment Historical Archaeological and Heritage Assessment prepared by Unearthed Archaeology and Heritage and dated January 2025 which include (but are not limited to the following);</p>	<p>Heritage management</p> <p>Renumber 18.2</p> <p>The activity shall adopt the recommendations of the Heritage Report titled Bathurst Health Service Redevelopment Historical Archaeological and Heritage Assessment prepared by Unearthed Archaeology and Heritage and dated January 2025 which include (but are not limited to the following):</p> <ul style="list-style-type: none"> a) that the works proposed to remove the grassed area north of the semi-circular drive and the cedars along Howick Street are redesigned to avoid the removal of these significant items and be consistent with the Conservation Management Plan. b) an Archaeological Monitoring Methodology and Research Design is prepared for proposed works in the vicinity of the isolation block, straw house and several cisterns marked on the 1911 plan. The monitoring must be undertaken during the ground works in these areas in accordance with a s60 permit. c) The program of archaeological monitoring must be undertaken by a suitably qualified and experienced archaeologist and in accordance with an approved Archaeological Monitoring Methodology and Research Design. d) that no large or significant trees are to be removed, and no works are to occur to the front entry to the 1880 heritage hospital building. e) a heritage induction must be provided to all workers engaged on the project. f) if, during the works, any unexpected archaeological deposits are uncovered, all work in the vicinity of that deposit must cease and advice be sought from a suitably qualified and experienced archaeologist.
<p>19.2 A program of archaeological monitoring must be undertaken during any ground works in the immediate vicinity of the location of the isolation block, straw house and several cisterns and drainage pits that were marked and identified on the 1911 plan of the hospital.</p>	<p>Delete</p> <p>– replaced with 18.2(b) above</p>

Original MM	Revised MM
19.3 The program of archaeological monitoring must be undertaken by a suitably qualified and experienced archaeologist and in accordance with an approved Archaeological Monitoring Methodology and Research Design.	Delete – replaced with 18.2(c) above
19.4 A Section 60 permit will need to be issued to undertake the proposed works prior to commencement of any works.	Renumber 18.1 A Section 60 permit is required to undertake the proposed works prior to commencement of any works. The Section 60 application to NSW Heritage must be accompanied by: a) a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage professional in accordance with the Guidelines for preparing a Statement of Heritage Impact b) a Historical Archaeology Assessment (HAA) prepared by a suitably qualified archaeologist in accordance with the historical archaeology guidelines.
19.5 A heritage induction must be provided to all workers engaged on the project.	Delete Replace with 18.2(e) above
19.6 If during the works, any unexpected archaeological deposits are uncovered, all work in the vicinity of that deposit must cease and advice be sought from a suitably qualified and experienced archaeologist	Replace with 18.2(f) above
29 Pre-Construction Dilapidation Report Prior to construction, a dilapidation report is to be prepared for the hospital, Council or other assets within the zone of influence of the work. The dilapidation report should: a) Be prepared in consultation with the relevant asset owner or provider of any services and infrastructure that are to be affected by the activity, to make suitable arrangements for access to diversion, protection and support of the affected assets or infrastructure. b) Identify the condition of affected assets or infrastructure in the vicinity of the work; and c) Be provided to the hospital, Council, other assets or provider and the Crown Certifier.	28 Pre-Construction Dilapidation Report – Protection of Public Infrastructure 28.1 Prior to the commencement of construction, the following must be undertaken: a. consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development (Hospital, Council or other asset owners) to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b. prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; and c. submit a copy of the Pre-Construction Dilapidation Report to the hospital, asset owner, Certifier and Council.

Original MM	Revised MM
<p>43 Construction Traffic and Pedestrian Management</p> <p>A Construction Traffic Management Plan shall be prepared in consultation with Council prior to commencement of works. A copy of the plan is to be provided to the Crown Certifier.</p>	<p>42 Construction Traffic and Pedestrian Management</p> <p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ol style="list-style-type: none"> be prepared by a suitably qualified and experienced person(s); be prepared in consultation with Council; detail: <ol style="list-style-type: none"> measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; heavy vehicle routes, access and parking arrangements; the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, in accordance with the latest version of AS 2890.2; and arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).
<p>44 Construction worker transport strategy</p> <p>Prior to the commencement of works, a construction worker transport strategy shall be prepared. The strategy is to detail the provision of sufficient parking facilities or other travel arrangements for construction worker for the activity, in order to minimise parking in adjacent areas. A copy of the strategy is to be provided to the Crown Certifier.</p>	<p>43 Construction worker transport strategy</p> <p>Prior to the commencement of works, a construction worker transport strategy shall be prepared. The strategy is to detail the provision of sufficient parking facilities or other travel arrangements for construction workers for the activity, in order to minimise parking in the identified Relevant Parking Zone (RPZ), being a 250m radius from the hospital site. A copy of the strategy is to be provided to the Crown Certifier.</p>
<p>65 Works as Executed</p> <p>Prior to the use of the facility, "Works as Executed" drawings are to be submitted to HI.</p>	<p>63 Works as Executed Plans</p> <p>Prior to the use of the facility or completed part thereof:</p> <ol style="list-style-type: none"> "Works as Executed" plans are to be submitted to the Crown Certifier and HI. Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.

Original MM	Revised MM
<p>69 Post construction dilapidation report</p> <p>69.1 Prior to the use of the facility, a post-construction dilapidation report is to be prepared.</p> <p>69.2 The post-construction dilapidation report should:</p> <p>a) identify whether the construction work created any structural damage to affected infrastructure, as identified in the pre-construction dilapidation report at mitigation measure 30;</p> <p>b) Have written confirmation from the relevant infrastructure authorities that there is no damage to their infrastructure; and</p> <p>c) be provided to the hospital, Council, asset or other provider and the Crown Certifier in the form of a Post-Construction Dilapidation Report.</p> <p>69.3 Where the post-construction dilapidation report determines that there is damage to infrastructure as a result of construction activity, the Proponent must repair any damage caused by carrying out the works.</p>	<p>67 Post construction dilapidation report</p> <p>67.1 Prior to the commencement of operation, a suitably qualified and experienced expert must be engaged to prepare a Post-Construction Dilapidation Report.</p> <p>67.2 The post-construction dilapidation report should:</p> <p>a) ascertain whether the construction works created any structural damage to infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by mitigation measures 28 and 67;</p> <p>b) Have written confirmation from the relevant infrastructure authorities that there is no damage to their infrastructure; and</p> <p>c) Be provided to the hospital, Council, asset or other provider and the Crown Certifier in the form of a Post-Construction Dilapidation Report.</p>
-	<p>82 Operational Traffic Management Plan</p> <p>On-site parking accessed directly from Commonwealth Street is restricted to staff and fleet vehicles only. Prior to the commencement of operation, an operational traffic management plan must be prepared in consultation with Council and provided to the Crown Certifier.</p>
-	<p>84 Infrastructure contributions – Public domain</p> <p>Prior to the commencement of operation, payment of a monetary contribution towards footpath or other associated public domain upgrade works is to be made to Council.</p> <p>Evidence of payment of the contribution must be provided to the Crown Certifier.</p>
-	<p>85 Infrastructure contributions – Water & Sewer</p> <p>Prior to the commencement of operation, payment of contributions, in accordance with the methodologies outlined in the <i>NSW Water Directorate Section 64 Determinations for Equivalent Tenement</i> is required for the increase in water consumption and sewer loading based on the additional beds being provided. Evidence of payment of the contribution must be provided to the Crown Certifier.</p>

4 Conclusion

This Submissions & REF Update Report documents and considers submissions received during the public exhibition and statutory notification period from 21 February 2025 until 21 March 2025 for the Bathurst Hospital Redevelopment. This report addresses the matters raised in submissions, and it is considered that the conclusions of the REF remain relevant.

As discussed in detail in the REF and this Submissions and REF Update Report, the proposal will not result in any significant or long-term environmental 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.

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 does not result in significant environmental impacts; and
- Adequate mitigation measures have been proposed to address impacts so they are not significant.

The activity is not likely to significantly affect threatened species, populations, ecological communities or their habitats, and therefore it is not necessary for a Species Impact Statement to be prepared. 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 under Part 5 of the EP&A Act.

This Report has also been prepared having consideration of the applicable Community Participation Plans (CPP and SCPP) and the Guidelines for Division 5.1 Assessments (June 2022 and October 2024).

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 Submissions and REF Update Report (**Appendix A**).

Appendices

Attachment A

Appendix A – Updated Mitigation Measures

Health Infrastructure

1 Reserve Road
St Leonards NSW 2065

Locked Mail Bag 2030
St Leonards NSW 1590

T: 02 9978 5402
W: hinfra.health.nsw.gov.au