

Review of Environmental Factors

Bathurst Hospital Redevelopment

Version 3 - Final

16 February 2025



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Declaration

This Review of Environmental Factors (REF) has been prepared by Health Infrastructure (HI) – Project Advisory and assesses the potential environmental impacts which could arise from the proposed construction and operation of a new-build expansion, refurbishment and repurposing works at Bathurst Hospital at 361- 365 Howick Street, West Bathurst NSW, 2795.

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) and *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP).

This REF provides a true and fair review of the activity in relation to its likely impact on the environment and the information it contains is neither false nor misleading. It addresses to the fullest extent possible all the factors listed in Section 3 of the *Guidelines for Division 5.1 Assessments* (DPE June 2022), the *Guidelines for Division 5.1 Assessments – Consideration of environmental factors for health services facilities and schools* (DPHI, October 2024), the EP&A Regulation and the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).

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.

Declaration	
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Draft	28/01/2025	Larissa Ozog	Review of Environmental Factors	Rachel Mitchell	Rachel Mitchell
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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	<i>Biodiversity Conservation Act 2016</i>
BC Regulation	Biodiversity Conservation Regulation 2017
BAM	Biodiversity Assessment Method
CA	Certifying Authority
CE	Chief Executive
CM Act	<i>Coastal Management Act 2016</i>
CMP	Construction Management Plan
CWC	Connecting with Country
CRA	Conservation Risk Assessment
DPC	Department of Premier and Cabinet
DPE	Department of Planning and Environment
DPHI	Department of Planning, Housing & Infrastructure
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EES	Environment, Energy and Science
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>

Abbreviation	Description
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPBC Act (Cwth)	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
EPL	Environment Protection License
FM Act	<i>Fisheries Management Act 1994</i>
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
NCC	National Construction Code
NorBE	Neutral or Beneficial Effect on Water Quality Assessment Guideline (2022)
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPW Regulation	<i>National Parks and Wildlife Regulation 2009</i>
NPWS	National Parks and Wildlife Service (part of EES)
NT Act (Cth)	<i>Native Title Act 1993 (Cth)</i>
OEH	(Former) Office of Environment and Heritage
PCMP	Preliminary Construction Management Plan
Planning Systems SEPP	<i>State Environmental Planning Policy (Planning Systems) 2021</i>
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Proponent	NSW Health Infrastructure
REF	Review of Environmental Factors
RF Act	<i>Rural Fires Act 1997</i>

Abbreviation	Description
RFS	Rural Fire Service
Resilience and Hazards SEPP	<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>
SEPP	State Environmental Planning Policy
SIS	Species Impact Statement
TI SEPP	<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>
WM Act	<i>Water Management Act 2000</i>

Appendices

Appendix	Description	Author	Rev/Ref/Date
A	Geotechnical Investigation	RCA Australia	October 2024
B	Architectural Drawings	Billard Leece Partnership	February 2025
C	Aviation Impact Assessment Report	AviPro	7 December 2023
D	Operational and Construction Waste Management Plan	Encycle	10 September 2024
E	Draft Mitigation Measures	Health Infrastructure	February 2025
F	Ecologically Sustainable Development	Health Infrastructure	31 January 2025
G	Embodied Emissions Materials Form	Nabers	undated
H	Architectural Design Report	Billard Leece Partnership	January 2025
I	Landscape Drawings	Arcadia	24 January 2025
J	Preliminary Construction Management Plan	TSA Riley	January 2025
K	Historical Archaeological and Heritage Assessment	Unearthed Archaeology & Heritage	January 2025
L	Arboricultural Impact Assessment	Douglas Arbor	January 2025

Appendix	Description	Author	Rev/Ref/Date
M	Biodiversity Development Assessment Report	Umwelt	January 2025
N	Noise and Vibration Impact Assessment Report	Stantec	23 January 2025
O	Civil Design Report and Drawings	TTW Consultants	24 January 2025
P	Engagement Report	Health Infrastructure	9 July 2024
Q	Landscape Design Report	Arcadia	January 2025
R	Preliminary Green Travel Plan	TTW Consultants	17 January 2025
S	Traffic and Accessibility Impact Assessment	TTW	14 January 2025
T	Aboriginal Cultural Heritage Assessment Report	Unearthed Archaeology & Heritage	14 October 2024
U	Hazardous Building Materials Survey	EHO Consulting	15 October 2024
V	Net Zero Statement	Stantec	6 September 2024
W	Preliminary Site Contamination Assessment	RCA Australia	January 2025
X	Survey Plan	Usher and Company	2023
Y	Social Impact Assessment	Ethos Urban	11 December 2024
Z	Flood Risk Assessment	Water technology	10 September 2024
AA	Fire Engineering Letter	Aecom	23 February 2024
BB	BCA and Accessibility Report	BM & G	17 October 2024

Executive Summary

Planning Pathway Background

Initially, the project's planning pathway was determined to be State Significant Development (SSD) in accordance with Schedule 1 of the *State Environmental Planning Policy (Planning Systems) 2021*. As a result, the State Significant Development Application (SSDA) process commenced on 8 November 2023 when Health Infrastructure (HI) formally requested the Secretary's Environmental Assessment Requirements (SEARs). On 21 November 2023, the Department of Planning, Housing and Infrastructure (DPHI) issued the SEARs and consultants were engaged to prepare an Environmental Impact Statement (EIS) as required under the SSD process.

In November 2024, planning reforms relating to 'development without consent' provisions for Health Services Facilities commenced. The *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP) was amended to expand the provisions for Health Services Facilities. This legislative change resulted in the Bathurst Hospital Redevelopment project now complying with the relevant requirements for "development without consent" under the TI SEPP. As the statutory changes came into effect with no savings provisions imposed, the Bathurst Hospital Redevelopment project's planning pathway changed, and the project became an activity in accordance with Part 5 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

Accordingly, this Review of Environmental Factors (REF) has been prepared to fully assess the potential environmental impacts of the proposed development. While the consultant reports supporting the REF refer to the previous SSDA planning pathway, they fulfill the requirements and planning provisions under Part 5 of the EP&A Act, the *Environmental Planning & Assessment Regulations 2021*, the *Guidelines for Division 5.1 Assessments (DPE June 2022)*, and the *Guidelines for Division 5.1 Assessments – Consideration of environmental factors for health services facilities and schools (DPHI, October 2024)*.

The Proposal

Health Infrastructure (HI) propose alterations and additions to the existing health service's facility through expanding, refurbishing and repurposing facilities and services to the Bathurst Hospital and the provision of associated landscaping and public domain works. The activity forms part of the NSW Government's commitment to the delivery of infrastructure solutions and services to support the healthcare needs of the NSW communities. The Proposal, referred to as the Bathurst Hospital Redevelopment, involves the following works:

- 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 and/or adjusted car-parking line marking to increase on-street car parking on Mitre Street, Howick Street and Durham Street, and a new bus stop and pedestrian crossing on Mitre Street.
- New landscape works and replacement tree planting.
- Alteration and amplification of existing hospital plant and service infrastructure.
- Temporary single storey demountable building to be located in the car park off Commonwealth Street to cater for the Community Mental Health facility during construction (refer to the existing Site Plan in **Appendix B** for location).
- Public domain works to Mitre and Howick Streets.

Need for the Proposal

With a growing regional population there is a need to improve and expand health services for the residents of Bathurst and the broader community. The NSW Government has committed funding to upgrade regional services as traditional hospital structures and models of care have changed to reflect evolving health needs in regional and remote environments.

A Clinical Services Plan (CSP) has been developed for Bathurst, which outlines the future direction for the hospital to help meet the needs of the growing community into the future. Design development, based on the CSP has led to the current proposal for the redevelopment of Bathurst Hospital.

Proposal Objectives

Informed by the Bathurst Hospital CSP 2023, the objectives of the proposed development are to:

- Deliver new and refurbished spaces to enhance health services provision, capacity and functionality within a contemporary and sustainable facility.
- Reduce the need to travel out of the area to access health care services and ensure the community has high-quality care well into the future.
- Enhance clinical services to improve patient flow and experience in an expanded emergency department and maternity services and new integrated paediatrics zone.
- Improve inpatient, outpatient and community health services, including a new modern non-acute mental health inpatient unit (Panorama House).
- Provide increased car parking.
- Provide a welcoming, safe and high-amenity facility to improve a person's journey and experience within the hospital through light-filled spaces, direct access to recreational areas, an improved entry, improved wayfinding and improved connection to the street such as improved connectivity to Victoria Park.
- Embrace technology and innovation by taking advantage of new models of care, new technologies and new approaches to sustainability.
- Minimise disruptions to existing hospital operations during construction through efficient and coordinated construction staging.

Consultation and Engagement

The process of consultation and engagement has been ongoing through the Design development phase including Connecting with Country engagement and liaison, consultation with the Government Architect through the formal State Design Review Process, and engagement with Aboriginal elders and community members in preparation of the Aboriginal Cultural Heritage Assessment Report. In addition, formal engagement with clinical services staff, visitors, patients and the broader community has occurred and information provided to neighbours to the site via a letterbox drop. An Engagement Report accompanies the REF and outlines all the internal and external stakeholder engagement that has occurred to date (refer to **Appendix P**).

The REF will be formally exhibited for a 28-day period and adjoining residents (owners and occupiers) and the Bathurst Regional Council will be notified. In addition, agencies such as Heritage NSW and Civil Aviation Authority will be notified in accordance with the provisions of HI's *Community Participation Plan* (October 2024) and having regards to the *Stakeholder and Community Participation Plan for new health services facilities and schools* (DPHI, October 2024).

After exhibition, a Submissions Report will be prepared, and all submissions will be carefully considered. The REF submissions report will identify issues raised in submissions received during the consultation period and how issues have been addressed in the assessment of the proposed activity.

Environmental Impacts

This REF considers the requirements of Part 5 of the EP&A Act and Section 171(1) of the EP&A Regulation and provides an assessment of the proposed redevelopment. The REF considers to the fullest extent possible, all matters affecting or likely to affect the environment by reason of the proposed development.

Section 6 of the REF outlines the potential impacts of the works on the environment, considering impacts such as traffic and parking, visual impacts, noise, vibration, contamination, landscaping, ecological and heritage impacts.

The proposal's environmental impacts have been determined to not significantly affect the environment. Where there are impacts, which are mainly associated with construction works and are therefore temporary impacts, these can be appropriately mitigated and therefore it is not necessary for an Environmental Impact Statement (EIS) to be prepared. Mitigation measures included in **Appendix E**, outline the undertakings to manage and minimise any potential impacts arising from the development.

Justification and Conclusion

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

- The extent and nature of potential impacts will not have significant adverse effects on the locality, community, and the environment.
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality and community.
- From an analysis of the environmental impacts associated with the proposed development activity, it has been determined that preparation of an EIS is not required.
- The proposed development will not have any effect on matters of national significance and approval of the activity under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* is not required.
- A separate Section 138 approval pursuant to the Roads Act is required for road and

public domain works proposed along Mitre Street and Howick Street as they are outside the boundaries of the site. This approval does not preclude the development going ahead in its own right and the development does not rely on these works to function, they are simply improvements and public benefits that will improve accessibility to and from the hospital.

- Notification of the Activity must be facilitated in accordance with Section 170A of the *Heritage Act 1977*.

It is recommended that the proposed activity is approved in accordance with Part 5 of the EP&A Act subject to the implementation of the proposed mitigation measures.

1 Introduction

Health Infrastructure (HI) propose alterations and additions, refurbishment and repurposing works to the Bathurst Hospital including associated landscaping and public domain works (the proposal) on land at 361-365 Howick Street, West Bathurst NSW, 2795 (the site).

This Review of Environmental Factors (REF) has been prepared by HI to determine the environmental impacts of the proposed works at Bathurst Hospital. For the purposes of these works, HI is the proponent and the determining authority under Part 5 of the 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, in order to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposal.

The description of the proposed works and associated environmental impacts have been undertaken in the context of the EPBC Act, the EP&A Regulation, the *Guidelines for Division 5.1 Assessments (DPE June 2022)* and the *Guidelines for Division 5.1 Assessments: Consideration of environmental factors for health services facilities and schools (DPHI, October 2024)*.

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

- Whether the proposed activity is likely to significantly affect the environment and therefore the necessity for an EIS to be prepared and State Significant Infrastructure approval to be sought from the Minister for Planning and Public Spaces under Part 5 of the EP&A Act; 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 is required under the EP&A Regulation and is prepared to fulfil the requirements of Section 5.5 of the EP&A Act. Section 5.5 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

Bathurst Hospital is a major rural referral centre (base hospital) in the Western NSW Local Health District (WNSWLHD). It provides a range of inpatient, outpatient and community clinical services to Bathurst and surrounding communities and is part of a network of health services and hospitals within the region.

Based on the 2021 Census, the total estimated population of the Bathurst Health Service catchment area is approximately 56,300 people. According to the NSW Department of Planning, Industry and Environment (2022), it is anticipated that in 2036, the population of the Bathurst Health Service catchment area will increase to around 66,000 persons.

The proposed development is required to provide new clinical and non-clinical facilities to support capacity limitations and improve existing infrastructure on the site.

All potential options were considered, and explored i.e. do nothing, consideration of acquiring a new site for the works and alterations and additions to the existing facility to support the business case. The preferred option is to expand and to refurbish the existing buildings to satisfy modern clinical requirements and models of care and achieve required clinical adjacencies for maximum operational functionality. This integrated design option is considered to be the most efficient and financially viable option.

2 Site Analysis and Description

2.1 The Site and Locality

Bathurst Hospital is located at 361-365 Howick Street, West Bathurst. The site is a regular shaped allotment and legally described as Lot 100 in DP 1126063. The site is approximately 41,327m² in total area. It is located approximately 1.5km north of the Bathurst Central Business District.



Figure 1 - Site Location and surrounds (source: TTW Consultants, 2024)

The hospital has four street frontages and is bounded by Durham Street to the north-east, Mitre Street to the south-east, Commonwealth Street to the north-west and Howick Street to the south-west. The surrounding area comprises primarily of residential land uses, ranging from general to low-density residential properties. Other land uses surrounding the site include public recreation facilities, commercial and primary production small lots. The Macquarie River is located approximately 500m north-east of the site.

Health Administration Corporation (HAC) owns the existing hospital site.

A Site Location Plan is provided at **Figure 1** and a general Site Context Map is provided at **Figure 2**.

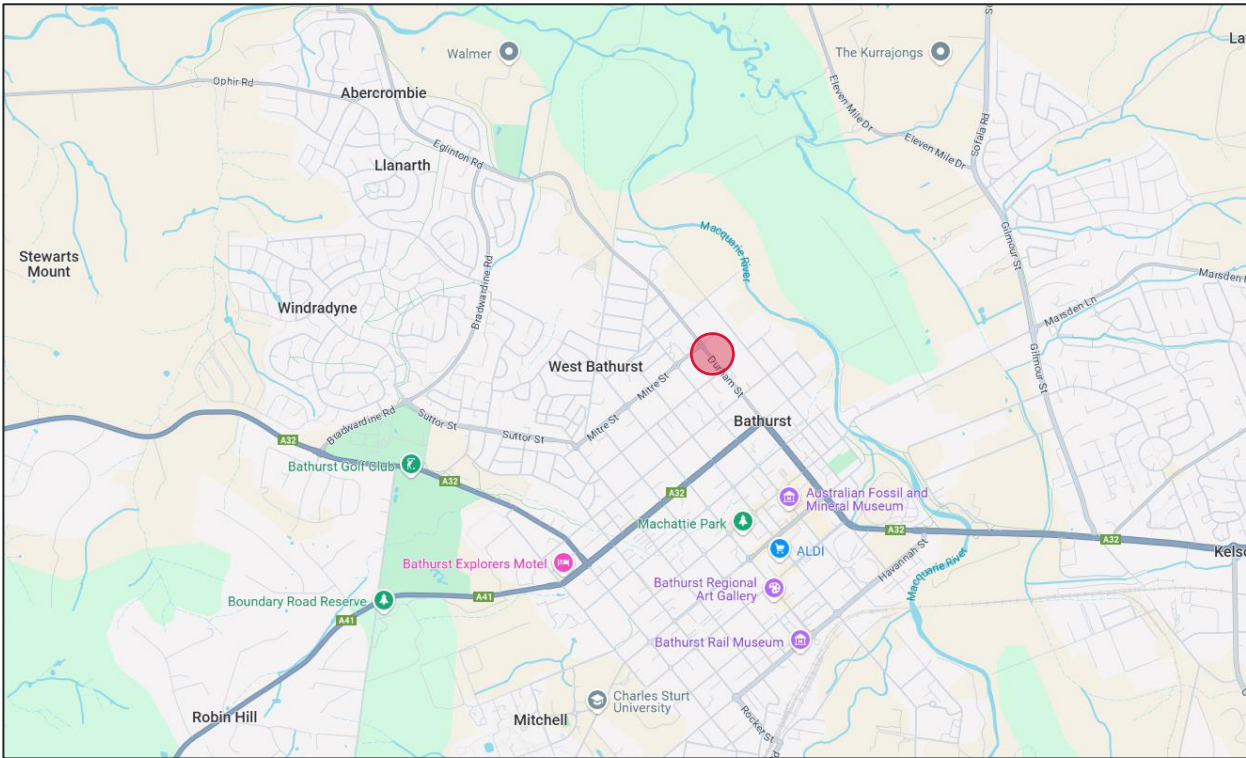


Figure 2 - Site Context Map, site outlined in red (Source: Google Map 2025)

2.1.1 Existing Development

Bathurst Hospital is recognised as a Level C referral facility with a number of buildings scattered across the campus ranging from 1 to 3 storeys. A general arrangement plan of the existing site and key buildings is shown at **Figure 3**. The main hospital buildings are also shown in a series of photographs below (refer to **Figure 4**).

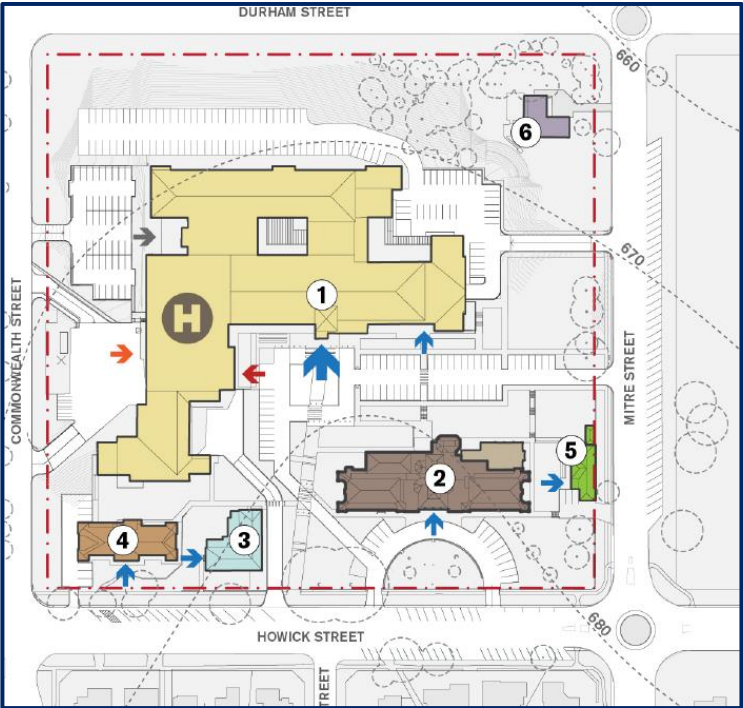


Figure 3 - Hospital site plan (courtesy: Billard Leece Partnership, 2024)

When referring to **Figure 3** above, Building No.1 is the main three-storey hospital building which is the newest addition to the site constructed circa 2006/2008. It houses the main functions of the hospital including the Emergency Department, Operating Theatres, Inpatient, Outpatient and ambulatory services as well as back of house and additional services. It also includes a Helipad which is situated towards the main entry and Commonwealth Street frontage.

Building No.2 is the heritage listed, original Victorian hospital building which dates back to approximately 1880. It is primarily used for administrative purposes.

Building No.3 is known as Poole House which is a two-storey brick building located along Howick Street which also provides administrative support and storage.

Building No.4 is known as Daffodil Cottage and is a single-storey outpatient facility offering cancer care services. This building was donated to the hospital by the community and holds a high level of local community significance.

Building No.5 is known as Willow Cottage which houses the paediatric community local health function.

Building No.6 is a small two-storey dwelling located at the intersection of Durham Street and Mitre Street and is utilised as temporary accommodation for visiting doctors.



Main Hospital Building



Daffodil Cottage



Original Bathurst Hospital Heritage Building



The Willows & Old Morgue



Doctor's Residence Accommodation



The Poole House

Figure 4 - Photos of the existing key buildings on site (courtesy: Billard Leece Partnership, 2024)

The existing hospital site caters for areas of open space and landscaping particularly around the periphery of the site, notably to the north and east of the site adjacent to Durham Street as well as to the south-west in front of the old heritage building (Building 2) along Howick Street.

There are a number of car parking areas across the site. **Figure 5** shows the existing areas dedicated for car parking. With the redevelopment and construction of the main building in 2006-2008 an underground car park was constructed which now provides parking for staff and visitors (noted as zone 8 in **Figure 5**). All other parking areas are at grade.



Figure 5 - Location of on-campus car parking areas highlighted in orange (courtesy: TTW Consultants, 2024)

2.1.2 Other Site Elements

2.1.2.1 Topography

The subject site is located near the crest of a hill, with the existing topography consisting of a steep gradient. The Heritage Building (Building 2) is positioned at the highest point of the site and the remainder of the land slopes to the north. The site falls approximately 25 metres from Howick Street to the lowest point at the north-eastern corner of Durham and Mitre Street.

2.1.2.2 Vegetation

There are a total of 107 trees located within the subject site and are predominantly located around the perimeter of the property of varying maturity. It is noted that no trees have been identified as high retention value trees and are classified with either low or medium retention value.

2.1.2.3 Heritage

Bathurst Hospital is identified as a State Heritage item and is also designated as a Local Heritage Item pursuant to Schedule 5 of the Bathurst Regional Local Environmental Plan 2014 (Bathurst LEP) identified as Item I285. The heritage designation is largely relating to the historically and aesthetically important Victorian old main building and the local significance excludes later additions and new structures. The site is also situated within the Bathurst Conservation Area under the Bathurst LEP and there are other heritages sites located within close proximity. For example, Victoria Park (of local significance) is located to the east of the site.

2.1.3 Site Considerations and Constraints

A review of the NSW Planning Portal and the 10.7 Planning Certificate identifies that the site is located within the SP2 – Infrastructure (Hospital) zone under the Bathurst LEP and the following constraints and considerations are identified:

Table 1: Constraints and Considerations

Affection	Yes	No
Critical habitat		✓
Conservation area	✓	
Item of environmental heritage	✓	
Affected by coastal hazards		✓
Proclaimed to be in a mine subsidence district		✓
Affected by bushfire, tidal inundation, subsidence, acid sulphate or any other risk		✓
Subject to flood related development controls		✓

2.2 Surrounding Development

The site is bounded by Durham Street located to the north-east which comprises of low-density residential housing predominantly comprising of single and double storey dwelling houses. Beyond the low-density residential area is a variety of land uses including the Bathurst Ambulance Station and a mix of private recreation facilities such as Bathurst PCYC, a physiotherapy centre and a bowling centre. There are also primary production small lot land uses.



Figure 6 - Residential properties along Commonwealth Street (courtesy Ethos Urban, 2024)

The site is bounded by Commonwealth Street to the north-west. This streetscape comprises low density residential properties which are mainly single and double storey dwelling houses. Beyond residential properties to the northwest are primary production small lot land uses and a general industrial zone that comprises of the Esrom Street Storage location, Dunbar Scaffold and Simplot food manufacturer.

To the east and south-east, the site is bounded by Mitre Street beyond which fronts Victoria Park and Bathurst Adventure Playground. Adjacent to Victoria Park is Bathurst Netball Association and Bathurst Tennis Courts. Beyond Victoria Park is general residential properties which are mainly single and double storey dwelling houses.



Figure 7 - Victoria Park located to the south-east (courtesy: Ethos Urban, 2024)

The site is bounded by Howick Street to the south-west beyond which is general residential properties that are primarily single and double storey dwelling houses. There is a small memorial park located along Commonwealth Street located adjacent to some residential properties.

The general context of the immediate area comprises of a diversity of land uses but mainly low scale residential properties on larger lots.



Figure 8 - Residential properties along Howick Street (Courtesy: Ethos Urban, 2024)

2.3 Concurrent Projects

There are no concurrent projects applicable to the subject hospital site.

3 Proposed Activity

3.1 Proposal Overview

The Bathurst Hospital Redevelopment proposes alterations and additions including expansion, refurbishment and repurposing works to the existing Bathurst Hospital and associated landscaping and public domain works.



Figure 9 - Proposed new formal entry and new extension along Mitre Street (courtesy: Billard Leece Partnership)

The proposal involves:

Demolition

- Partial demolition of the existing main hospital building facing Mitre Street and temporary relocation of car parking, associated earthworks and site preparation works.
- Partial demolition of the south-western wing of the existing main hospital building off Howick Street.
- Reconfiguration of access roads and some car parking areas.

Construction

- 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, earthworks and cut and fill.

- Changes to on-site car parking areas resulting in an increase to on-site car parking.
- Access and circulation improvements including new vehicular and pedestrian access off Mitre Street and integration and consolidation of entry/exit along Howick Street.
- Temporary single storey demountable building to be located in the car park off Commonwealth Street to house Community Mental Health facility during construction (refer to the existing Site Plan in **Appendix B** for location).

Ancillary works

- Tree removal.
- New landscape works and replacement tree planting.
- Alteration and amplification of existing hospital plant and service infrastructure.

Public domain works

- Public domain works including adjusted car-parking line marking to increase on-street car parking on Mitre Street, Howick Street and Durham Street, by altering parking from angled to 90 degree parking.
- Provision of a new bus stop and pedestrian crossing on Mitre Street.
- New street planting along Mitre Street and Howick Street.

3.1.1 Design Approach

Placemaking and Design

The design approach considered the principles and objectives of the following policies;

- *The Design Guide for Health: Spaces, Places & Precincts;*
- *HI Policies, Guides or Frameworks relating to Sustainability; and*
- *Crime Prevention Through Environmental Design Principles;*

The design was reviewed by the State Design Review Panel (SDRP) on three (3) occasions at the master planning, schematic and detailed design stages. The design was generally positively received by the Government Architect. The scheme has been developed in response to these design reviews and has considered a number of design principles:

- Creating a sense of place and community;
- Considering the topography of the site. Given the fall and general nature of the site, the steep slope of the site presents opportunities for improved views, better daylight access and inter-connected spaces.
- Designing for all users;
- Increasing opportunities for wellness;
- Designing for separation and flows. The key feature of the functional design briefs is the separation of public flows from patient transfer, staff and logistic flows.
- Consideration of future expansion and flexibility. This feature ensures spaces are easily adaptable and can facilitate flexibility in the changing health care needs of the community.

The architectural development and the adopted design philosophy is detailed in the Architectural Design Report prepared by Billard Leece Partnership and forms **Appendix H** to this REF.

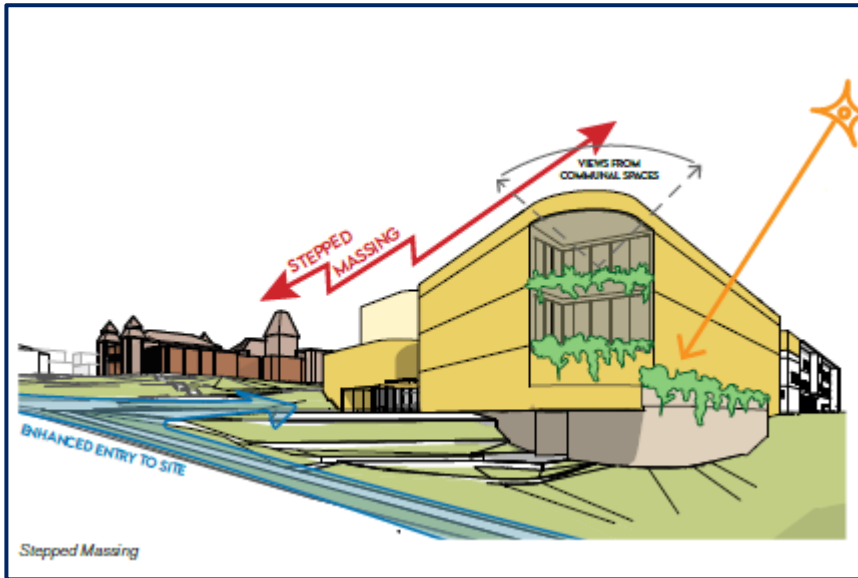


Figure 10 - Design development of the built form and massing (courtesy: Billard Leece Partnership)

Connecting with Country/Engagement

The Hospital is located on Wiradjuri Country where Wiradjuri means “*People of the three rivers*”. Wiradjuri people originally came from the lands which bordered the three rivers being;

- Wambuul (now known as the Macquarie River)
- The Kalari (the Lachlan River) and,
- The Murrumbidjeri (the Murrumbidgee River)

For the Wiradjuri peoples the rivers supplied a variety of consistent and abundant food provisions. They fished from canoes, for shellfish and fish. In the dry seasons food from the rivers was supplemented by hunting for wild ducks, kangaroos etc. Fruit, nuts, wildflowers, wattle seeds were all staples in their diets. The Wiradjuri Country covers an extensive area and is one of the oldest languages and dialects. The Connecting with Country framework was utilised and considered in the design of the activity. The key landscape features and characteristics of Wiradjuri country are also captured in the Landscape Design Report (**Appendix Q**) prepared by Arcadia.

The proposed development and project team have also undergone consultation with Aboriginal Groups and Stakeholders to ensure that a Designing with Country approach is implemented within the design of the development (**Appendix Q** and **Appendix H**). The Design Report (**Appendix H**) outlines the key Designing with Country Principles to be sky, river, land and fire. The sky reflects everything on the land, the rivers reflect water connecting People and Communities to land, and land reflects the values and identities anchored to the land. These approaches are included within the development and the symbols and themes are depicted in **Figure 11**.

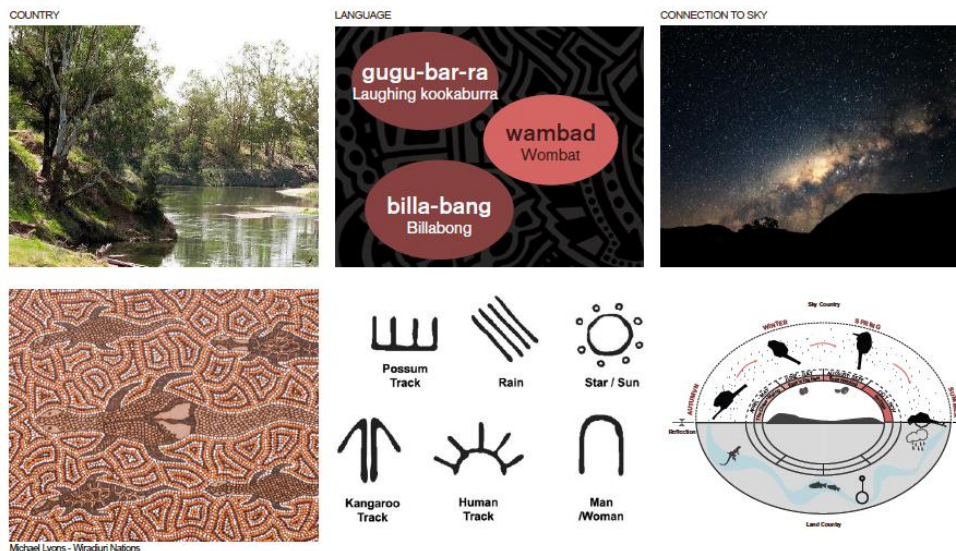


Figure 11 - Connecting with Country framework and Wiradjuri context (courtesy: Billard Leece Partnership, 2024)

The Landscape design has also captured and embedded in its design response many plant and tree species that have significant cultural use and value to the Wiradjuri people including trees like the Eucalyptus Micocarpa (Grey Box), Eucalyptus Melliodore (Yellow Box), Arcacia Dealbata (Silver Wattle) to name a few.

Sustainability and Climate Resilience

The proposed development will incorporate Environmentally Sustainable Development (ESD) design strategies and principles. In particular, the development will be targeting the following performance which aligns with the NSW State Government Net Zero Targets, NSW Health's Net Zero Targets and the HI ESD Framework tool:

- 50% reduction in emissions by 2030.
- 70% reduction in emissions by 2035.
- Net zero carbon emissions by 2050 (compared to 2020/2021 levels).
- A minimum 60 points targeted through HI's ESD Evaluation Tool.
- Achieve and maintain a 4.5 Star NABERS Energy rating (for all new buildings).

The above will be achieved by incorporating a range of design measures into the development including, but not limited to:

- Electrification of building services and systems associated with the expansions.
- Use of external shading and use of internal blinds will reduce direct solar gains, control radiant heat and increase comfort.
- Use of high-performance glazing.
- Incorporation of thermally efficient construction.
- Use of an efficient HVAC system.
- Incorporating roof-mounted solar panels.
- Use of Water Efficient Fixtures and Fittings, energy efficient lighting systems and energy efficient appliances.
- Provision of electric vehicle charging infrastructure for 2% of the total on-site car parking spaces.

The ESD Report at **Appendix F** provides further detail on the proposed ESD initiatives. The REF is also accompanied by a Net Zero Statement (**Appendix V**) and an Embodied Emissions Materials Form (**Appendix G**).

3.1.2 Proposed Activity

Built Form

The proposed built form and massing is as a result of extensive design analysis undertaken by architects Billard Leece Partnership, aimed at achieving an optimum urban design outcome for the existing hospital campus considering the existing site planning and given its local context.

The site is subject to a maximum permissible height of 9 metres under the Bathurst LEP. The proposed development exceeds this by over 9m (to the top of the plant room). This is largely owing to the sloping topography of the site. There are no height constraints under Division 10 of the TI SEPP in respect to the activity. The scale and form of the proposed additions are in keeping with the scale of existing buildings across the site and in particular make reference to the important heritage building (Building 2) to ensure it remains the prominent and dominating built form at the site. The section plan below at **Figure 12** shows that the new extension along Mitre Street will be situated below the height of the heritage building.

As demonstrated by the architectural plans the heritage building will remain the tallest building on the site, reinforcing its prominence. The roof plant level of the new eastern extension is also setback back to reflect the sloping topography and reduce the visual bulk of the eastern extension when viewed from the north and east.

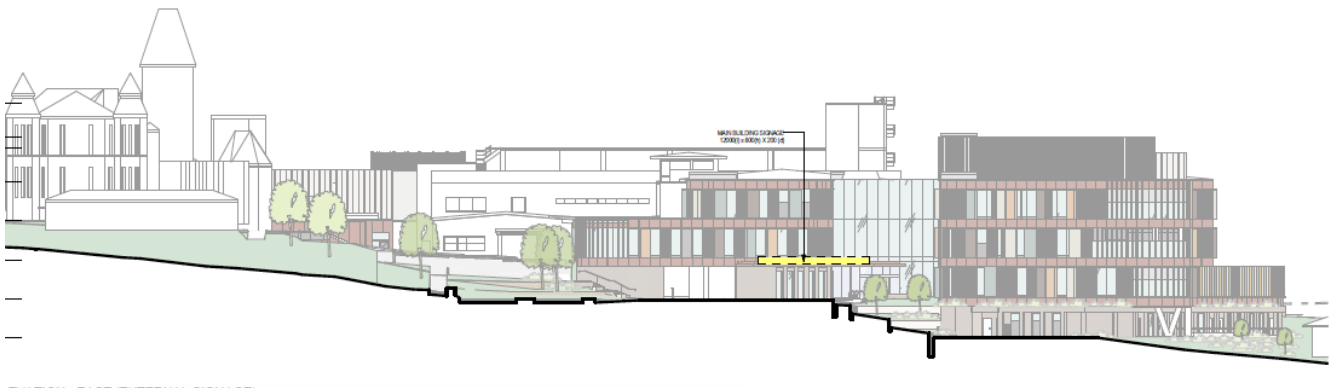


Figure 12 - Extract of the elevation section plan showing the siting and height of the new build compared to the Heritage Building siting. (courtesy: Billard Leece Partnership, 2024)

The eastern hospital extension reflects the three-storey height of the existing main hospital building and provides a consistent height datum. However, it also utilises the fall in topography to introduce two lower ground levels (Level 00 and Level 01). This allows improved integration with the surrounding landscaping and also provides opportunities for direct and discrete access to the Bathurst Community Mental Health and Drug & Alcohol unit on Level 00 and the Non-Admitted Care and Acute Care units at Level 01.

The south building extension relating to the Emergency Department and Daffodil Cottage reflect the existing height and scale of those buildings. The extensions are small scale additions.

The overall layout of the new extensions has been informed by clinical functionality, spatial requirements, and integration with the existing layout, levels and circulation paths through the existing hospital building. This ensures direct and legible connectivity between the existing hospital building and new extensions.

Roadworks and Parking

Many of the existing car parking areas are being redesigned to cater for the improvements and expansion but to also provide additional onsite parking opportunities. A comprehensive Traffic and Accessibility Impact Assessment report has been prepared by TTW, dated 14 January 2025 which supports the activity (refer to **Appendix S**).

Tree Removal and Landscaping

An Arboricultural Impact Assessment has been prepared by Douglas Arbor and is provided at **Appendix L**. It provides an assessment of the impact of the proposed development on all trees on the site. Although the tree assessment report considers the removal of Cedar trees noted as numbers 71, 72 and 73 adjoining the Howick Street frontage, these trees are intended to be retained given the heritage advice and a more discussion on this topic is provided below and at **Section 6.2.8**.

The site contains one hundred and seven (107) existing trees, as well as generous landscaping around its perimeter and shrubs planted throughout. The proposed activity originally sought the removal of a total seventy-three (73) trees. However, after assessment it is recommended that only 70 trees are permitted for removal and the three (3) Cedar trees adjacent to Howick Street at the front of the Heritage Building are to be retained due to their historic significance. Their retention is confirmed by way of additional mitigation measures (refer to **Appendix E**) and more discussion on this issue in **Section 6** of this report.

There are no trees of high retention value that are proposed to be removed. Tree removal is limited to fifty-one (49) trees with medium retention value and twenty-two (21) trees with low retention value.

The proposed development has sought to maximise the retention of trees. Tree protection measures are proposed within the Arboricultural Impact Assessment (**Appendix L**) ensure all trees proposed to be retained are adequately protected during construction. These measures include specific tree protection methodology for Trees 42-55 and Trees 68-69, 71-73 which will experience encroachment into their Tree Protection Zones (TPZs).

The Arborist report makes the following summary in respect to tree removal;

- *The following 73 trees are within the footprint of the proposed buildings or have a major TPZ encroachment and will require removal:*

Trees 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 37, 38, 39, 40, 56, 57, 58, 59, 60, 63, 64, 65, 66, 67, 70, 71, 72, 73 74, 77, 78, 83, 84, 85, 86, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 109, 114, 164, 165

- *Removed trees should be replaced with suitable tree species and numbers within the site to replace the lost tree canopy cover.*
- *Twenty-two (22) of the trees to be removed have a low retention value, 51 trees have a medium retention value.*

In respect to the removal of tree 73 the report makes the following observation and justification for its removal;

“Tree 73 is a visually prominent, large, mature tree with a medium retention value. The new roadway has a TPZ encroachment of 27% and is deemed a ‘Major Encroachment’ under AS4970, and the project arborist must demonstrate that the tree will remain viable if it is to be retained.

Due to the major TPZ encroachment root mapping and likely tree sensitive construction methods or potentially design changes would be required if the tree is to be retained.

The design team has indicated that these parameters will likely lead to significant issues with the project and indicated removal is preferred.

The current plans require widening the existing footprint by 1.6m to approximately 4.4m from the trunk centre into an existing sloping garden bed with an minimum excavation depth of approximately 0.7m. This has the potential to require the removal of several significant wood roots that could impact tree health. The encroachment is beyond the SRZ required for tree stability.”

Although the Arborist supports the removal of Cedar trees noted as 71, 72 and 73 on the tree removal plan, the Heritage Assessment at **Appendix K** notes the trees are significant to the historic importance of the old original Victorian building and forms an important part of its landscape setting. As such it is recommended the trees be retained and the new access path and driveway be redesigned to ensure the trees are protected. This is discussed in greater detail in the heritage assessment in **Section 6** of this report.

The report also suggests methods to ensure the retention of a number trees and to be sensitively managed especially in relation to trees 68 and 69 ensuring any asphalt removal near the trunks of the trees is conducted by hand or utilising light machinery to minimise root disturbance. The recommendations are included as mitigation measures.

In relation to tree replacement and to ensure the project produces a nature positive planning, urban design and landscaping outcome, it is required that replacement planting will be at a ratio of greater than 1:1. A mitigation measure has been included to ensure this occurs.

The landscaping design has been carefully considered to improve existing areas around the periphery of buildings, adjoining the new works and to introduce internal courtyards which will improve the amenity of spaces for both staff, visitors and patients. **Figure 13** below is an extract of the landscape master plan and highlights the main landscaped areas. There are a number of new internal and external courtyard areas and embellishments to the front entry and existing spaces around the old heritage building given that the access arrangements along Howick Street are proposed to change.

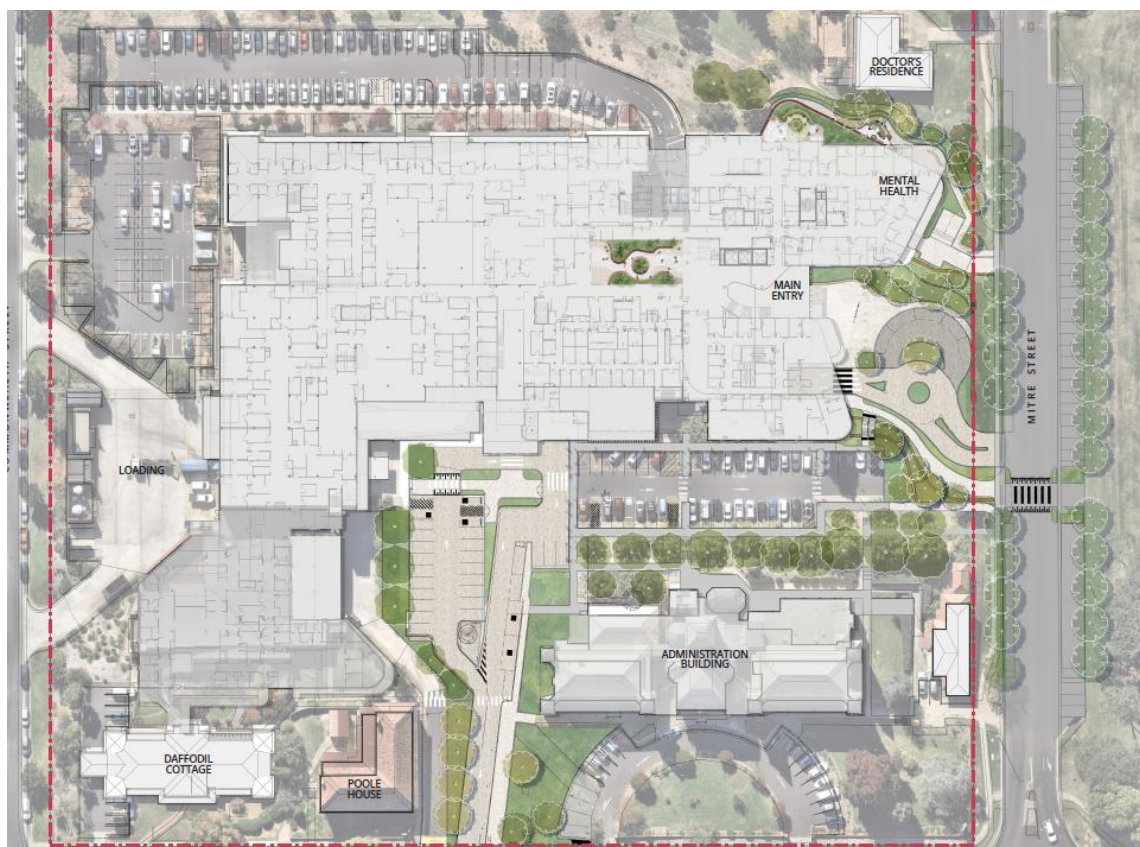


Figure 13 - Landscape master plan showing landscaped areas across the campus (courtesy: Arcadia, 2024)

The activity also includes new street tree planting along Mitre Street and a new row of trees along the southern side of the central car parking area known as zone 3 which will soften the car parking area and provide additional screening and greenery.

Utilities

The proposal will include some service augmentation and alteration and amplification of existing hospital plant and service infrastructure.

Changes to stormwater arrangements are proposed and involve the following works:

- Minor stormwater drainage for ground surface runoff will be designed to the 20-year (5% AEP) storm event as well as generated roof water.
- Major stormwater drainage for ground surface runoff will be designed to the 100-year (1% AEP) storm event as well as generated roof water.
- On-site detention has been proposed prior to the legal point of discharge to mitigate post development flow to pre-developed flows for a 5-year (0.2 EY) storm event.
- Stormwater treatment has been proposed for the Eastern Extension, proposed landscape corridor, reconfigured ED drop-off, and new staff parking adjacent to Commonwealth Street. proprietary devices such as OceanGuard pit inserts.
- Stormwater will discharge to two legal points of discharge located at the northern end of Commonwealth Street and Mitre Street. No additional stormwater connections are proposed.

The stormwater drainage design will be designed and constructed in accordance with Council's requirements.

The civil engineering report which has been prepared by TTW at **Appendix O** recommends the inclusion of two mitigation measures which will reduce impacts on the environment and manage water and associated runoff. The measures are included below and form part of the mitigation measures at **Appendix E**.

1. *Implementation of Water Sensitive Urban Design including provision of on-site detention to reduce peak flows and biofiltration to pollutant loads on downstream waters, and*
2. *Erosion Sediment Control will be implemented during the construction stage to reduce disturbed area, loss of soils/pollution of downstream waterways and dust disturbance.*

3.2 Proposal Need, Options and Alternatives

3.2.1 Strategic Justification

The NSW Government is investing \$200 million in the Bathurst Hospital Redevelopment to expand, modernise and improve health services and facilities for the Bathurst and surrounding communities. The redevelopment will deliver enhanced and flexible care with new, contemporary health facilities that will support the wellbeing of patients, carers and staff now and into the future.

A Clinical Services Plan (CSP) has been developed for Bathurst Health Service which outlines the directions for the hospital to help meet the needs of the community into the future. Design development based on this plan has led to the current proposal for the major re-development of the hospital.

With the existing services, buildings and infrastructure developed progressively over the past century, some infrastructure is well past its useful life while some elements still present as prospective re-purposing. The current site has developed in an ad hoc nature with sporadic investment. This has resulted in some functional and clinical inefficiencies. The new development seeks to improve connectivity and provide appropriate clinical adjacencies as well as modernise facilities and expand services where required.

3.2.2 Alternatives and Options

Table 2: Alternatives considered for the proposal

Alternative description	Advantages and disadvantages	Preferred alternative
Alterations and additions at the existing Hospital	<p>Creates improved clinical adjacencies and relationships</p> <p>Improves and upgrades existing facilities and provides expansion for existing services in a more integrated way.</p> <p>A cost-effective solution given the site is quite large and can accommodate change and improvements.</p>	✓
Do nothing option	<p>No public benefit gained from doing nothing at the existing site. Some buildings and facilities are outdated and are expensive to maintain in their current state.</p> <p>Poor option for long-term asset management as maintenance and running costs are expensive.</p>	
Greenfield site	<p>This option is considered to be too expensive and could disconnect new services from existing hospital services.</p>	

3.3 Construction Activities

A summary of the proposed construction activities are detailed in Table 3 below. Further detail is also provided in the Preliminary Construction Management Plan (**Appendix J**).

Table 3: Project Timeframes and Construction Activities

Construction activity	Description
Commencement Date	Construction for the proposed works is expected to commence in mid-2025
Work Duration/Methodology	<p>The duration of the overall works program is approximate. The indicative program for the works is outlined below:</p> <ul style="list-style-type: none">• Contract Award – April 2025• Site Establishment – June 2025• Complete Site Works – December 2027

Construction activity	Description
Work Hours and Duration/Construction	<p>The working hours will be in accordance with the Interim Construction Noise Guideline, as follows:</p> <ul style="list-style-type: none"> Monday to Friday: 7am to 6pm. Saturday: 8am to 1pm. Sunday and Public Holidays: No Work. <p>No machine work will occur outside of the standard construction hours to minimise the impact on hospital staff, patients, visitors and nearby sensitive receivers, unless approval has been given by the Disruption Notice process.</p>
Workforce/Employment	<p>The number of construction personnel will be confirmed within the Construction Management Plan prepared by the Principal Contractor upon appointment.</p> <p>The Bathurst Hospital Redevelopment (\$200 million ETC) is estimated to support approximately 350 direct jobs with the potential for supporting many hundred indirect jobs over the life of the project.</p>
Ancillary Facilities	<p>The site amenities and compounds erected will accommodate lunch, bathroom and change facilities for the duration of the project. The Contractor will provide parking within their site compound where possible. To minimise the impact on street parking, contractors and sub-contractors will be encouraged to car share.</p>
Plant Equipment	<p>The following plant equipment is anticipated for the works:</p> <ul style="list-style-type: none"> powered mobile plant; excavators; cranes; personnel and/or materials hoists; air compressors; electric generators jack hammers; hydraulic jacks; oxy-acetylene (gas cutting/welding); concrete saws and corers; scaffolding; ladders (limited use); and <p>many types of handheld plant, including: angle grinders, power saws, hammers, demolition saws, hydraulic jacks and pinch/lever bars.</p>
Earthworks	<p>Due to the sloping topography of the existing site and the extent of the proposed development, excavation is required to construct Levels 01 and 00 of the eastern extension. Bulk earthworks will be undertaken across the site to achieve the desired building design levels. This will involve cut in the area of the eastern extension and fill along the western batter north of the Doctor's Residence. This minor regrading of the western batter will</p>

Construction activity	Description
	reduce the extent of exported fill from the site. A total net cut of 2,705m ³ is proposed with the inclusion of relocated fill behind the key workers residence.
Traffic Management and Access	<p>Prior to construction works commencing, the Head Contractor will develop a Construction Pedestrian and Traffic Management Plan which will detail how traffic, pedestrian and cyclist access will be managed during the construction works. Traffic flows and vehicle/pedestrian separation are a major consideration and pedestrian routes are to be maintained throughout construction. Traffic control personnel may be required by the Head Contractor during operating hours, or as advised by the Head Contractor within their Construction Pedestrian and Traffic Management Plan. The plan will include pedestrian protection, deliveries and material storage and parking.</p> <p>There will be some changes to access arrangements to the hospital campus during construction. Any changes will be communicated with staff, patients, visitors and the community well in advance. Patient, visitor, staff and emergency access will always be maintained.</p>

3.4 Operational Activities

Use

The site will continue to operate as a health services facility, meaning a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons.

Operation Hours

The hospital will continue to operate 24 hours, 7 days a week.

Staff/Patients

- Full time staff numbers will increase by 45% to 2031. Emergency presentations are assumed to increase with 93 presentations projected per day.
- Outpatient presentations are also assumed to increase by 26% per day.

4 Statutory Framework

4.1 Planning Approval Pathway

Section 4.1 of the EP&A Act states that if an Environmental Planning Instrument (EPI) allows for development to 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 activity constituting the development is required under Part 5 of the Act.

The TI SEPP aims to facilitate the effective delivery of infrastructure across the State. Division 10 of Part 2.3 of the TI SEPP outlines the approval requirements for health services facilities. A hospital is defined as a health services facility under this division.

The site is zoned SP2 Infrastructure under the *Bathurst Regional Local Environmental Plan 2014* (Bathurst LEP). SP2 is a prescribed zone under the TI SEPP, within which new health services facilities may be carried out without consent under s2.61A of the TI SEPP.

The activity is located within the boundaries of an existing health services facility which satisfies the ‘*development without consent*’ requirements in accordance with section 2.61 of the TI SEPP (refer to **Table 4**).

Therefore, the proposal is considered an ‘activity’ for the purposes of Part 5 of the EP&A Act and must be subject to an environmental assessment under a REF before being carried out. The proposal is considered an ‘activity’ in accordance with Section 5.1 of the EP&A Act because it satisfies the definition of an activity given it pertains to the use of land, the demolition and erection of a building and carrying out of work which is consistent with the requirements of the Act.

TI SEPP consultation is discussed within **Section 6** of this REF.

Table 4: Description of proposed activities

Division and Section within TI SEPP	Description of Works
Division 10, Section 2.61 (1)(a)	The activity satisfies Section 2.61(1)(a) of the TI SEPP as it involves works which include the erection, alteration and addition to a building that is a health services facility.
Division 10, Section 2.61 (1)(e)	The activity involves changes, alterations and additions to existing car parking areas which is in accordance with the requirements of section 2.61(1)(e)(i) relating to the provision of car parking to be used by patients, visitors and staff.
Division 10, Section 2.61(2)(c)	The proposed activity and the alterations and additions proposed at Bathurst District Hospital do not exceed the 30,000sqm. The works comprise of approximately 10,540sqm of new floor space which is within the requirements of the SEPP.

4.2 Environment 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 or development on Commonwealth land, nor does the proposed development affect any matters of national significance. An assessment against the EPBC Act checklist is provided at **Table 5**.

Table 5: EPBC Checklist

Consideration	Yes/No
Will the activity have, or likely to have, a significant impact on a declared World Heritage Property?	No
Will the activity have, or likely to have, a significant impact on a National Heritage place?	No
Will the activity have, or likely to have, a significant impact on a declared Ramsar wetland?	No
Will the activity have, or likely to have, a significant impact on Commonwealth listed threatened species or endangered community?	No
Will the activity have, or likely to have, a significant impact on listed migratory species?	No
Will the activity involve any nuclear actions?	No
Will the activity have, or likely to have, a significant impact on Commonwealth marine areas?	No
Will the activity have any significant impact on Commonwealth land?	No
Would the activity affect a water resource, with respect to a coal seam gas development or large coal mining development?	No

4.3 Environmental Planning and Assessment Act 1979

The proposed activity is consistent with the objectives of the EP&A Act as outlined in the table below.

Table 6: Consideration of the Objects of the EP&A Act

Object	Comment
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	The REF includes a Social Impact Assessment (Appendix Y) which has determined that the impacts arising from the proposed development can be well managed and mitigated. The negative social impacts are generally associated with the construction phase and therefore, will be temporary in nature. The redevelopment of

Object	Comment
	the site will ensure positive social outcomes for the broader community. Broader benefits of the proposed development will ensure the Bathurst Hospital can continue to and provide a better healthcare experience which will support community infrastructure significantly. There are positive economic impacts of the development as it will result in greater employment opportunities during construction and operational phases. A Biodiversity Development Assessment Report (BDAR) accompanies this REF (Appendix M) which concludes that the development does not impact on any threatened ecological communities or threatened species and therefore the proposed development is not subject to any species credit liabilities.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	The REF is accompanied by a detailed Ecologically Sustainable Development (ESD) Report prepared by Stantec (Appendix F) to ensure the proposal is environmentally sustainable for the future. The Stantec Report sets out the proposed ESD initiatives to ensure that the proposed development meets the principles of ESD as defined by section 193 of the <i>Environmental Planning and Assessment Regulation 2021</i> . The proposed development is targeting a 60 points pathway assessed under the HI's ESD Framework and in accordance with HI Design Guidance Note 58 and a Net Zero Statement accompanies the REF prepared by Stantec.
(c) to promote the orderly and economic use and development of land,	The objectives, purpose and intent of the activity is to upgrade and improve the current clinical services provided at Bathurst Hospital and to ultimately improve the health outcomes and services offered to the local community. The proposal will retain the historic elements at the site and has carefully designed extensions and additions to the existing hospital buildings that will respect the historic character of the site and its setting and will retain the integrity of the existing heritage buildings onsite.
(d) to promote the delivery and maintenance of affordable housing,	N/A in this case as no housing is being provided as part of the proposal.
(e) to protect the environment, including the conservation of threatened and other species of	The REF is accompanied by a BDAR provided at Appendix M which concludes that the development does not impact on any threatened

Object	Comment
native animals and plants, ecological communities and their habitats,	ecological communities or threatened species and therefore the proposed development is not subject to any species credit liabilities.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The REF is accompanied by an Aboriginal Cultural Heritage Assessment Report (ACHAR) at Appendix T which concludes that any Aboriginal objects or evidence of Aboriginal occupation that may have been present at the site have already been removed through redevelopment. It is therefore not considered that the proposed development will have any impact on any Aboriginal objects or evidence of Aboriginal occupation. The ACHAR does not contain any objection to the proposed redevelopment of Bathurst Health Service on Aboriginal archaeological grounds. No further investigation or excavation in respect of Aboriginal archaeology is required, nor is an Aboriginal Heritage Impact Permit required.
(g) to promote good design and amenity of the built environment,	The Proposal achieves good design outcome that will benefit patients, staff and visitors. An Architectural Design Report is provided at Appendix H which outlines the design intent and purpose. It considers feedback from the GANSW SDRP and considers the Design Guide for Health. The proposal has been sensitively designed to consider and integrate Connecting with Country principles as well.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The construction and maintenance will occur in a safe and orderly manner to promote the protection of the health and safety of the workers and occupants. Refer to the Operational and Construction Waste Management Plan included at Appendix D and mitigation measures at Appendix E .
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The Proposal promotes the sharing of responsibility for environmental planning and assessment across levels of Government in the State, as the works are being carried out by HI (a public authority) and requires notification and referrals to Bathurst Regional Council, Heritage NSW and CASA and consideration of the any comments raised.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The REF scope of works requires statutory notification to stakeholders, including Council and landowners and occupiers adjoining the

Object	Comment
	site. In addition, exhibition and consultation will occur in accordance with HI's <i>Community Participation Plan</i> (CPP) (October 2024) and DPHI's <i>Stakeholder and Community Participation Plan</i> (SCPP) (October 2024). The works have evolved through a series of non-statutory consultation processes with stakeholders including community groups, Connecting with Country Working Groups, staff and hospital user groups. Refer to Section 5 for further details.

Duty to Consider Environmental Impact

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

The EP&A Act requires a determining authority, in its consideration of an activity and 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, to 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 Subsection 1 of Section 5.5 of the EP&A Act).

Section 171 of the EP&A Regulation 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 6 of this REF specifically responds to the factors for consideration for the activity.

Table 7 below demonstrates the effect of the proposed development activity on the matters listed for consideration in Subsection 3 of Section 5.5 of the EP&A Act.

Table 7: Matters for consideration under Subsection 3, Section 5.5 of the EP&A Act

Matter for Consideration	Impacts of Activity
Subsection 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.	The subject site and associated activity is not located within a Wilderness area as defined in the Wilderness Act, 1987.

Note: If a biobanking statement has been issued in respect of a development under Part 7A of the *Threatened Species Conservation Act 1995*, 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(1) of the EP&A Regulation requires that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the guidelines that apply to the activity.

The *Guidelines for Division 5.1 Assessments* (DPE June 2022) and *Guidelines for Division 5.1 Assessments - Consideration of environmental factors for health services facilities and schools* (DPHI, October 2024), provide a list of environmental factors that must be taken into account for an environmental assessment of the activity under Part 5 of the EP&A Act. These factors are considered at Section 6 of this REF.

In addition, Section 171A of the EP&A Regulation requires the consideration of the impact an activity in a defined catchment. This is considered further below under Section 4.5 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 8: Other Possible Legislative Requirements

Legislation	Comment	Relevant? Yes/No
State Legislation		
<i>Rural Fires Act 1997</i>	The site is not located within Bushfire Prone Land.	No
<i>Biodiversity Conservation Act 2016</i>	<p>The site does not contain any critical habitat, threatened species or ecological population or community.</p> <p>A Biodiversity Development Assessment Report (BDAR) was prepared by Umwelt, dated January 2025. Refer to Appendix M</p> <p>The BDAR found that no threatened species or their habitat was recorded during the surveys and no biodiversity credits were generated due to the degraded nature of the native vegetation and the low vegetation integrity score being reached.</p> <p>No threatened species were observed when ecological surveys were conducted.</p> <p>Native vegetation (PCT3376 Southern Tableland Grassy Box Woodland) was observed to be present but a small amount (approximately 0.21ha) which is in a poor and degraded state.</p> <p>The BDAR recommends some standard mitigation measures that will reduce any direct and indirect impacts of the development on flora and fauna. The</p>	Yes

Legislation	Comment	Relevant? Yes/No
	recommendations in section 8 of the report are included as part of the mitigation measures.	
<i>Water Management Act 2000</i>	The works are not located within 40 metres of a watercourse.	No
<i>Contaminated Land Management Act 1997</i>	<p>The site is not listed on the register of contaminated sites.</p> <p>A Preliminary Site Investigation (PSI) was prepared by RCA Australia, dated January 2025 (refer to Appendix W).</p> <p>The assessment found fill across sections of site which wasn't considered to be dangerous and more than likely to contain asbestos which can be disposed of and appropriately managed. The report confirms that "<i>the site is suitable for the proposed development without further assessment or remediation</i>". The report suggests a series of standard mitigation measures in respect to the proposed earthworks that are to be implemented during construction and operation.</p>	No
<i>Heritage Act 1977</i>	<p>The original 'Bathurst District Hospital' building also referred to as the 'Early Hospital Building' is listed as a state heritage item (State Item No.00815) and also designated as a local heritage item in accordance with Schedule 5 of the Bathurst LEP (local item No.I285). The LEP refers to the Victorian Building and not the later additions and new buildings.</p> <p>The whole site is located within the Bathurst Heritage Conservation Area in accordance with the Bathurst LEP.</p> <p>Adjoining local Heritage items include 'Victoria Park' (I1333), 'Chifley Memorial Park'(I283), 'Yarras'(I33) and a 'Group of houses'(I359) located some 200m to the west of the site.</p> <p>As part of the site is listed on the State Heritage Register it is protected under the Heritage Act 1977. A Heritage Impact Statement has been prepared by Unearthed Archaeology and Heritage, dated January 2025 found at Appendix K which considers potential heritage impacts of the activity. The report concluded that "<i>it is not anticipated that the proposed works will have any impacts on the heritage significance of the Bathurst Health Services site.</i>"</p>	Yes

Legislation	Comment	Relevant? Yes/No
	In accordance with the heritage provisions of the Heritage Act, Heritage NSW will be formally notified of the proposal as part of the Exhibition and statutory consultation process.	
<i>Roads Act 1993</i>	<p>The proposed activity includes works to adjoining local roads and the public domain. Works along Mitre Street are proposed to increase the amount of off-street parking by altering the existing angled parking to 90 degree parking, including new street tree planting, drop off bays, pedestrian crossing and associated works.</p> <p>A Section 138 Roads Work application will need to be submitted and approved by Council prior to any works commencing on the roadway. A mitigation measure is included to ensure this approval is obtained along with any other approvals pertaining to external works or new services.</p>	Yes
<i>Local Government Act 1993</i>	The activity does not involve any new water or sewer supply head works or connections that require contribution payment per Section 64 of the Act.	No
<i>National Parks and Wildlife Act 1974</i>	<p>Aboriginal objects and Aboriginal places are protected under this Act. An Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared by Uearthed Archaeology and Heritage and accompanies the REF (refer to Appendix T).</p> <p>Appropriate consultation was undertaken and reference to previous test excavations is included. The report concludes that there is no potential for Aboriginal objects to be harmed by the proposed works. Standard mitigation measures are included to ensure any unexpected finds are appropriately managed and ongoing consultation with Registered Aboriginal Parties occurs.</p>	Yes
<i>Crown Land Management Act 2016</i>	Victoria Park is the closest property that is mapped as Crown Land. The activity does not affect this site and although there are proposed changes to the parking along Mitre Street the works are proposed to the roadway and do not encroach on the park boundaries. Mitre Street and adjoining roadways are local roads which is managed by Council and is not mapped as Crown Land.	No

Legislation	Comment	Relevant? Yes/No
<i>Protection of the Environment Operations Act 1997</i>	There is no requirement for an environment protection licence or the like under this Act.	No
<i>NSW Reconstruction Authority Act 2022</i>	Requirement to take the State Disaster Mitigation Plan (SDMP) into consideration (Section 38 of the <i>NSW Reconstruction Authority Act</i>). The Plan identifies natural hazards and how to assess the risks and mitigate against future hazards and natural disasters. The site is not flood or bushfire prone however this does not negate the fact it could be affected by these or other natural hazards. The likelihood of detrimental damage from these natural events is reduced however the redevelopment requires the Business Continuity Plan for the hospital to be updated so that the new development will be captured, and any existing emergency measures are updated to consider the new works.	Yes
<i>Section 171A of the Environmental Planning and Assessment Regulation 2021</i>	The activity is not proposed to be carried out in a regulated catchment.	No

State Legislation Planning Policies

<i>State Environmental Planning Policy (Planning Systems) 2021</i>	There are no specific planning provisions within the Planning Systems SEPP that need to be considered in this case as the development falls within the provisions of Part 5 of the EP&A Act and satisfies the TI SEPP provisions for Health Services facilities.	No
<i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>	The REF is supported by the provision of an Ecologically Sustainable Development (ESD) report which considers the Sustainable Buildings SEPP.	Yes
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	<p>The <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> (Hazards SEPP) aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.</p> <p>Section 4.6 of the policy stipulates that a consent authority must not consent to the carrying out of development unless:</p> <ul style="list-style-type: none"> It has considered whether the land is contaminated, and if the land is contaminated, it 	Yes

Legislation	Comment	Relevant? Yes/No
	<p>is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.</p> <ul style="list-style-type: none"> If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is suitable that the land will be remediated before the land is used for that purpose. <p>The Preliminary Site (Contamination) Assessment prepared by RCA Australia (Appendix W) confirms that the site can be made suitable for the intended use. This is further discussed in Section 6.</p> <p>A Hazardous Building Materials Schedule is included as part of the REF (Appendix U) which found that the buildings to be partially demolished and refurbished include asbestos, lead and other materials and the report suggests a number of mitigation measures be adopted to ensure the careful, safe and compliant removal of these elements. The mitigation measures are included in the draft set at Appendix E.</p> <p>Chapter 3 of the Resilience and Hazards SEPP considers potentially hazardous and offensive development. There is no hazardous or offensive development proposed and there is no storage of gases in any of the proposed expansions or refurbished areas. There are no proposed changes to the existing storage of gasses at the site. Therefore, a Preliminary Hazard Analysis and further screening is not required for this development.</p>	
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	<p>The proposed development involves alterations and additions to a Health Services Facility conducted by a public authority. The activity satisfies the provisions set out in Division 10 of the policy and as such the works become an 'activity' and are to be assessed and determined under Part 5 of the EP&A Act.</p> <p>Compliance with this policy is detailed in this REF at Section 4.1 and Section 5.1.</p>	Yes
<i>State Environmental Planning Policy (Industry and Employment) 2021</i>	<p>The <i>State Environmental Planning Policy (Industry and Employment) 2021</i> (Industry and Employment SEPP) sets out planning controls for advertising and signage in NSW. Section 3.6 stipulates that a consent authority must not grant development</p>	Yes

Legislation	Comment	Relevant? Yes/No
	<p>consent to an application to display signage unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> The signage is consistent with the objectives of the SEPP; and The signage satisfies the assessment criteria specified in Schedule 1 of the SEPP. <p>Business/Building identification and wayfinding signage is proposed as part of the development. A detailed description of the proposed signs are provided in Section 6 and an assessment of the signs against Schedule 5 of the Industry and Employment SEPP is also provided.</p>	
Bathurst Regional Local Environmental Plan 2014		
Zone	<p>The site is zoned SP2 Infrastructure – Hospital. Development of a hospital and ancillary services or works are permissible with development consent. The proposal is consistent with the SP2 objectives which are:</p> <ul style="list-style-type: none"> <i>To provide for infrastructure and related uses.</i> <i>To prevent development that is not compatible with or that may detract from the provision of infrastructure.</i> <p>Does not prevent the use of land for infrastructure as required on the site.</p>	Yes
Height of Buildings	<p>The site is subject to a maximum permissible height of 9 metres under the Bathurst LEP. The proposed development exceeds the maximum permissible height of 9m by over 9m.</p> <p>The TI SEPP, which is a higher-order EPI, does not include any building height restrictions for health services facilities, however the building height control pursuant to the BLEP was considered in the design of the development as discussed at Section 3.1.2 above.</p>	No - The TI SEPP, which is a higher-order EPI, does not include any building height restrictions for health services facilities.
Floor Space Ratio	There is no mapped floor space ratio under the Bathurst LEP applicable for the site.	No
Heritage	The site is listed as a heritage item of State significance, Bathurst District Hospital (including Victorian building, excluding later additions and new buildings). This is further discussed at Section 6	Yes

Legislation	Comment	Relevant? Yes/No
	and associated supporting reports are provided at Appendix K and Appendix T .	
Flood Planning	Not mapped as flood affected	No
Coastal Planning	Not applicable	No
Bushfire	Not mapped as Bushfire affected	No

4.6 Strategic Plans

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

Table 9: Summary of consistency with relevant Strategic Planning documents

Strategic Plan	Assessment	Relevant? Yes/No
Future Transport Strategy 2056	The project will include improvements to the roads and parking availability within the hospital that will incorporate adequate accessibility to reduce vehicular congestion at critical areas. The project will increase parking provisions on site to accommodate additional staff, patients and visitors and encourage safe, convenient access for all. Additionally, the hospital will retain access to the bus stop located adjacent to the site and hospital entry.	Yes
Central West and Orana Regional Plan 2041	The proposed development is consistent with the broader strategic vision as detailed in the Central West and Orana Regional Plan 2041, namely by supporting the growth of health districts and supporting flexible and multipurpose health centres. This project will support the health and education for medical services within the Western NSW Local Health District.	Yes
Vision Bathurst 2040: Bathurst Local Strategic Planning Statement (LSPS)	<p>The project is consistent with the strategic directions outlined within the LSPS for growth and development in Bathurst as follows:</p> <ul style="list-style-type: none"> Infrastructure and Transport and Dynamic and Healthy Communities: <p>The project will deliver a key piece of upgraded infrastructure that supports the</p>	Yes

Strategic Plan	Assessment	Relevant? Yes/No
	<p>needs of the current and ongoing needs of the Bathurst Health District and Hospital. The proposed development will support the expected increase in demand for health services in Bathurst and surrounding regions, specifically with the increasing ageing population.</p> <ul style="list-style-type: none">• Heritage and sustainable environment: The project will support, protect and enhance the heritage significance of the Bathurst Hospital on the site. It will ensure that the new development on the site will maintain the character of existing heritage buildings as well as being considerate of the local character of the area within the Bathurst Heritage Conservation Area.	

5 Consultation

5.1 Statutory Consultation / Public Exhibition

The REF scope of works requires public exhibition in accordance with HI’s *Community Participation Plan (October 2024) (CPP)* and the Department of Planning, Housing & Infrastructure’s *Stakeholder Community Participation Plan (October 2024) (SCPP)* for a period of 28 days. Mandatory consultation must also be undertaken in accordance with the TI SEPP. Stakeholder consultation, notification and public exhibition requirements are outlined in **Table 10**.

Table 10: Stakeholders required to be notified

Stakeholder	Relevant Section
Bathurst Regional Council	<ul style="list-style-type: none">Section 2.10(1), 2.11 – Development with impacts on Council-related infrastructure and servicesSection 2.62(2)(a)(i) – Notification of carrying out certain development under section 2.61(1)
Occupiers of adjoining land	<ul style="list-style-type: none">Section 2.62(2)(a)(ii) – Notification of carrying out of certain development without consent
Neighbouring and nearby property owners and occupants in the vicinity of the proposed development	<ul style="list-style-type: none">SCPP and CPP
DCCEEW – NSW Heritage	<ul style="list-style-type: none">SCPP and CPP
Civil Aviation Safety Authority	<ul style="list-style-type: none">SCPP and CPP

Written notification will be undertaken by HI during the public exhibition period. Any submissions received during the notification and exhibition period will be addressed through a submissions report. The submissions report will identify issues raised in submissions during the consultation period, including consideration of the issues raised and how issues have been addressed in the assessment of the proposed activity.

Site notices will also be placed on the main site frontage site.

5.2 Community and Stakeholder Engagement

As part of the design development process, the project team has engaged broadly with stakeholders, consumers, staff, residents and community members, including Connecting with Country Working Groups. While the Consultation was undertaken for a different planning pathway, the outcomes of the consultation remain relevant to the Part 5.1 “development without consent” pathway and have informed the design for the redevelopment. An Engagement Report

is provided at **Appendix P**. An overview of the comments received are outlined and responded to in the table below.

Table 11: Issues raised and responses

Key Issue	Project Response Issue raised	Outcome Relevant Section
The existing front entrance is in the centre of the site with visibility and access to public transport limited	Review options for main entry	A new front entry, facing Mitre St with direct street access and adjacent parking
Location and visibility of Aboriginal Health	Review location of Aboriginal Health in line of new entry	Relocate Aboriginal Health team to the front of house with direct access to an external courtyard
Lack of available greenspace	Review accessibility of outdoor space and provision of natural light	The design includes light-filled spaces, and access to internal courtyards and improved connection to Victoria Park
Navigating through the hospital is challenging as there is no central access corridor and some departments are only accessible through other departments	Review options for navigation to support the main entry and efficient access to clinical services	'Hospital Street', a key navigational pathway incorporated into the design to link the new front entrance and existing entrance while providing direct access to departments
Car Parking	Review options for onsite and on-street carparking.	The design has included increased car parking provisions for patients, staff and visitors on site with an increase in public parking

The Bathurst project team will continue to actively engage with stakeholders throughout the lifecycle of the project. A Communications and Engagement Plan has been developed and is regularly updated to guide the project's proactive engagement approach during the planning, design, construction and operational commissioning of the project.

6 Environmental Impact Assessment

6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations

Section 171(1) of the EP&A Regulation requires that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the environmental factors guidelines that apply to the activity.

The *Guidelines for Division 5.1 Assessments* (June 2022) and the *Guidelines for Division 5.1 assessments—Consideration of environmental factors for health services facilities and schools* (October 2024) apply to the activity. The relevant assessment considerations under Section 3 of the June 2022 Guidelines are provided below:

Table 12: Summary of Environmental Factors Reviewed in Relation to the Activity

Relevant Consideration	Response/Assessment	
The environmental impact on a community	<p>The development will generate limited environmental impacts, due to the existing hospital which is already present on the site. The development will not have significant impact on any threatened flora or fauna species as outlined in the BDAR. The risks associated with the development are capable of being appropriately mitigated through the mitigation measures outlined in Appendix E.</p> <p>The proposed re-development will occur entirely within an established hospital site. Uninterrupted operation of the facility will be maintained throughout the construction phase. During construction, there will be noise impacts, however these will be temporary and will be managed by a Construction Management Plan. There will be minor visual impacts associated with the construction works, but again these will be temporary and managed. The proposal will not result in any other negative impacts on the community.</p> <p>Post-construction the proposal will provide an improved health service to the broader community. On balance, any environmental impacts on the community are anticipated to be positive.</p>	-ve
		Nil
		+ve ✓
The transformation of a locality	<p>The works will not detrimentally affect the character of the area and locality. The proposal includes public domain works in the form of improving on-street car parking, paving and providing additional landscaping and other works associated with a new, legible front access and entry to the hospital etc. There will be positive impacts to the public domain through increased parking and improved circulation and accessibility.</p> <p>The proposed alterations and additions have been sympathetically designed to respect the site context and the character of the surrounding locality, including the</p>	-ve
		Nil
		+ve ✓

Relevant Consideration	Response/Assessment	
	relationship of the new extensions to the Heritage Item onsite. The new works respect the siting and historic character and architectural integrity of this item.	
The environmental impact on the ecosystems of the locality	<p>The Proposal is not likely to result in a significant impact to any threatened species, ecological communities, or their habitats listed under the <i>Biodiversity Conservation Act 2016</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</p> <p>The site has an established urban character. Whilst the activity will result in tree loss there will be tree replacement planting required at a rate of greater than 1:1. Site ecological assessments indicate there will be no detrimental impacts on threatened species or other biodiversity values. Stormwater will be managed to ensure there are no negative downstream impacts and to Council's infrastructure.</p>	-ve
		Nil ✓
		+ve
Reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	<p>The BDAR that has been prepared by Umwelt that accompanies the REF concludes that the proposed development does not have an impact on native vegetation or threatened ecological communities that generates any required ecosystem credits. The proposed development does not impact any threatened species and therefore the proposed development is not subject to any species credit liabilities. The proposed development is expected to have negligible indirect impacts on biodiversity values of surrounding lands. No threatened entities are considered likely to be dependent upon or may use habitat features associated with any of the prescribed impacts.</p> <p>The landscape plans at Appendix I and Landscape Design Report at Appendix Q prepared by Arcadia provides an integrated landscape master plan. The Landscape design is high quality and seeks to create a very positive outcome for visitors, patients and staff to the hospital.</p>	-ve
		Nil ✓
		+ve
The effect on any locality, place or building that has aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations	<p>A Historical Archaeological and Heritage Assessment was prepared by Unearthed Archaeology and Heritage at Appendix K. The Heritage Report considers the heritage impacts of the proposed development on the heritage characteristics of the site as it is identified as a State and local heritage item (I285) and is located within the Bathurst Conservation Area. The design of the alterations and additions carefully consider the location of the works and materiality to ensure they do not impact or effect the integrity and significance of the old main Victorian hospital building, its curtilage and setting subject to the retention of the cedar trees (71, 72 and 73). The report concludes that the proposed development will not impact the natural</p>	-ve
		Nil ✓
		+ve

Relevant Consideration	Response/Assessment	
	heritage of the area and will not impact upon the Bathurst Conservation Area it is located within. The proposed development will have minimal cumulative impact as the site has previously undergone significant construction. All works will not directly impact the heritage building located on the site. It is not anticipated that the proposed works will have any impact on the heritage significance of the Bathurst Health Service Site.	
The impact on the habitat of protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i>)	The BDAR that accompanies the REF concludes that there is no potential adverse or detrimental impact on any animals and mitigation measures are imposed to ensure any potential impacts are managed and mitigated.	-ve
		Nil ✓
		+ve
The endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air	The hospital is an urbanised and heavily altered and developed site as such there will be no endangered species, plants or animals. The BDAR confirms there are no biodiversity impacts.	-ve
		Nil ✓
		+ve
Long-term effects on the environment	Impacts associated with construction works will be temporary and subject to mitigation measures (e.g. noise, visual, air quality). Permanent variation to the man-made environment as a result of the proposed Activity would be low impact (i.e. visual) and not detrimental or unreasonable in the locality. Long term impacts on the natural environment will be positive as the landscape qualities and spaces within the hospital should be improved.	-ve
		Nil
		+ve ✓
Degradation of the quality of the environment	<p>The Proposal will not degrade the environment and as noted, the Proposal is not likely to result in a significant impact to any threatened species, ecological communities, or their habitats listed under the <i>Biodiversity Conservation Act 2016</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</p> <p>The proposed removal of trees will be compensated through the planting of new trees. Mitigation measures will also be implemented during the site preparation works to prevent the derogation of the quality of the environment (refer to Appendix E).</p> <p>Any increased storm water generated as a result of the proposed Activity has been assessed and management strategies will be incorporated to reduce the amount of</p>	-ve
		Nil ✓
		+ve

Relevant Consideration	Response/Assessment	
	runoff and maintain water quality. Erosion control measures will be implemented on site to minimise soil erosion.	
Risk to the safety of the environment	Mitigation measures are proposed to manage the risks associated with site contamination. The proposal includes a Hazardous Risk Survey and assessment to ensure that any demolition will ensure asbestos removal is carefully treated and considered. Any adverse amenity impacts have been appropriately mitigated.	-ve
		Nil ✓
		+ve
Reduction in the range of beneficial uses of the environment	The proposal will result in the ongoing use of the site for health services facility purposes.	-ve
		Nil ✓
		+ve
Pollution of the environment	The proposed design responds to the characteristics of the site and appropriate mitigation measures will be incorporated to minimise any potential pollution of the environmental (e.g. erosion control, water quality, contamination). The REF is supported by technical reports which include recommendations to assist in mitigating impacts.	-ve
		Nil ✓
		+ve
Environmental problems associated with the disposal of waste	Encycle has prepared an Operational and Construction Waste Management Plan (Appendix D) (WMP). It describes and quantifies the likely waste streams to be generated during demolition and construction in accordance with the legislative requirements including the <i>Protection of the Environment Operations Act 1997</i> and the <i>NSW EPA Waste Classification Guidelines, Part 1: Classifying Waste</i> . The WMP ensures there is no pollution to the environment and waste is appropriately managed.	-ve
		Nil ✓
		+ve
Increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	Impacts associated with the consumption of natural resources would be minimal.	-ve
		Nil ✓
		+ve
The cumulative environmental effects with other existing or likely future activities	There are no perceived cumulative environmental effects on existing or future operations at the hospital.	-ve
		Nil ✓
		+ve
		-ve

Relevant Consideration	Response/Assessment	
The impact on coastal processes and coastal hazards, including those under projected climate change conditions	N/A as the site is not within a Coastal zone.	Nil ✓
		+ve
Applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act	<p>As discussed above, the following local strategic planning statement and regional and district plan apply to the site:</p> <ul style="list-style-type: none"> • Future Transport Strategy 2056 • Central West and Orana Regional Plan 2041 • Vision Bathurst 2040: Bathurst Local Strategic Planning Statement <p>The Proposal is consistent with the above strategic plans as it will deliver much needed new health facilities in Bathurst that will:</p> <ul style="list-style-type: none"> • Deliver complementary health services around existing health facilities to meet the health care services demands of the growing local and ageing community; and • Providing additional employment opportunities to meet strategic targets. 	-ve
		Nil
		+ve ✓
Other relevant environmental factors	The REF thoroughly assesses and considers all impacts and ensures that the reporting is consistent and addresses the SEARs.	-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?	✓	
Will the works disrupt access to private properties?		✓
Are there likely to be any difficulties associated with site access?		✓
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)?		✓

Questions to consider	Yes	No
Will full or partial road closures be required?	✓	
Will the proposal result in a change to onsite car parking?	✓	[OBJ]
Is there onsite parking for construction workers?		✓

A comprehensive Traffic and Accessibility Impact Assessment report has been prepared by TTW, dated 14 January 2025 which supports the activity (refer to **Appendix S**). The report details the existing parking areas and outlines the changes to parking demand as a result of the development and describes the works and associated changes to parking, traffic and access arrangements. The proposal will increase the supply of parking across the hospital campus with an increase of 46 spaces. The increase in the number of onsite spaces is a result of the changes in the design of parking areas across the site with the following design changes proposed;

- The new extension to the hospital will remove the existing on-grade parking area and access off Mitre Street;
- The existing parking area off Commonwealth Street will be expanded and redesigned to accommodate an increase in parking;
- The parking area adjacent to Durham Street and the basement car park under the main hospital will be expanded and redesigned to accommodate more parking spaces.
- Changes to the central car park which adjoins the Ambulance Bays and ED by increasing the area and widening the access and entry to create additional parallel parking along the eastern side of the driveway.

The altered design and configuration of the parking across the site can be seen in the architectural plans comprising the Site Context Plan (demolition), Site Context Plan (demolition under croft) and Site Context Plan (Proposed Stage 1), Proposed Plan – Level 01 (refer to **Appendix B**). **Figure 14** shows the proposed reconfiguration of car parking spaces and the proposed design changes post-construction. The basement car park below the main building will also be extended towards the south-east to capture some additional spaces.

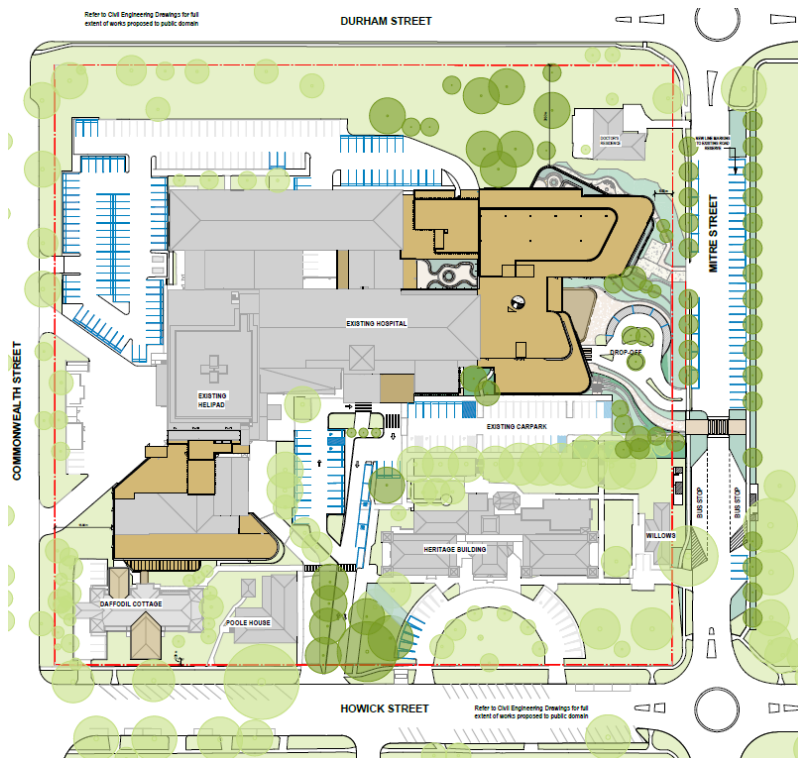


Figure 14 - The site context plan post construction (courtesy: Billard Leece Partnership, 2025)

Access arrangements and connectivity across the site will be improved. In addition, a new formal drop-off and pick up zone will be established via Mitre Street at the front of the new entry to the hospital as well as public domain works along Mitre Street are proposed in the form of increased and improved on-street parking, a pedestrian crossing and associated tree planting.

The public domain works external to the site will require separate approval by way of a Section 138 approval as they are situated on Council owned land. These works are not subject to determination under this REF. 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. A mitigation measure is included which requires approval by way of a Section 138 application prior to any road works occurring. Whilst these works will help facilitate the functioning of the hospital, improve the visual appearance and amenity of the public domain and are considered a public benefit, if they are not approved this will not deter the redevelopment of the hospital in its own right. **Figure 15** summarises the scope of the public works proposed.

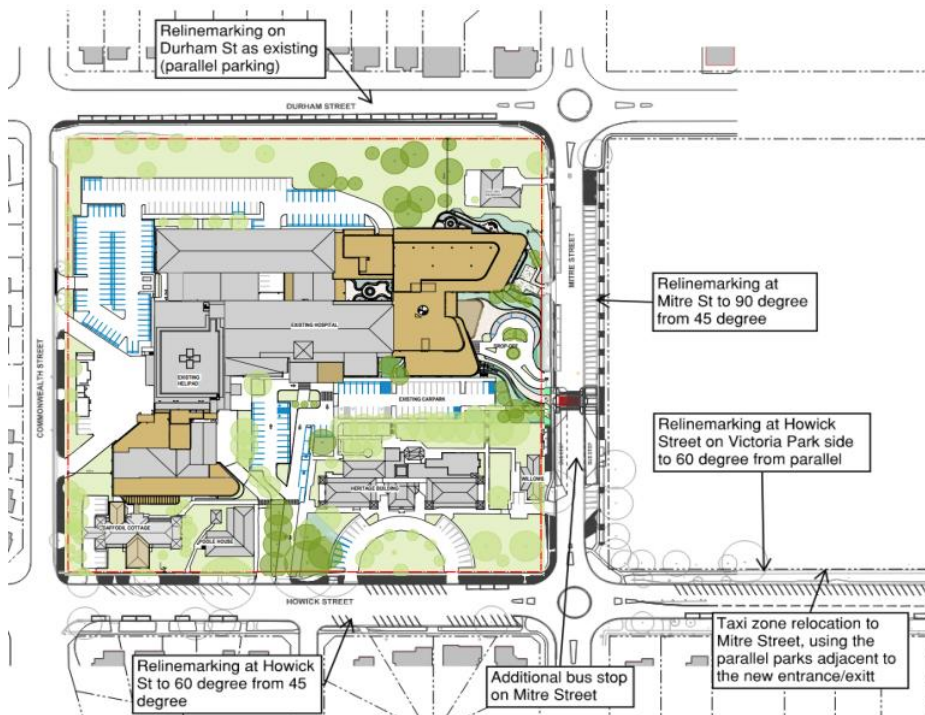
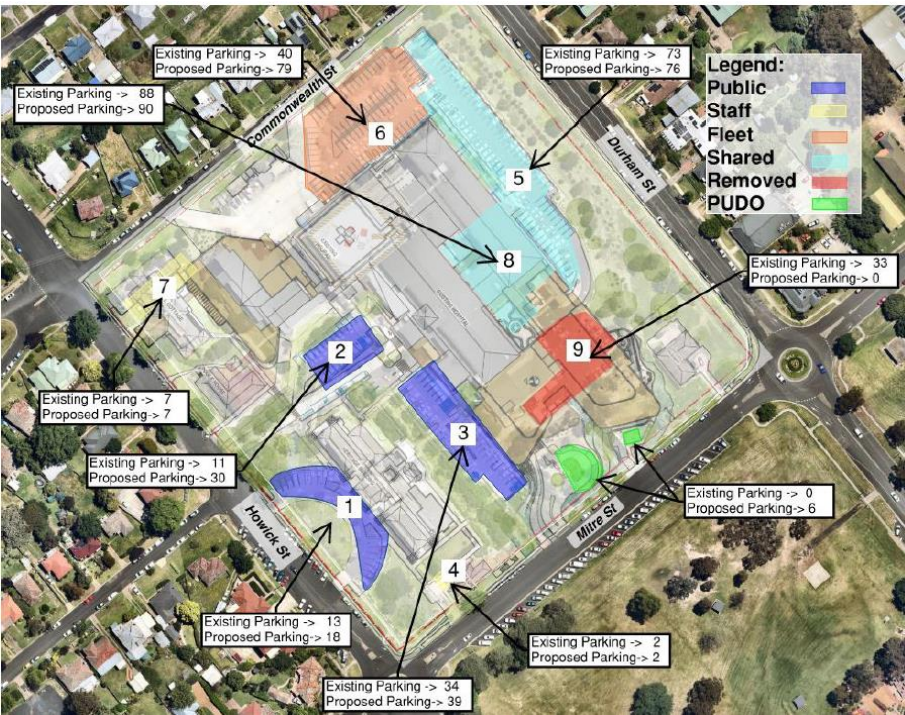


Figure 15 - Summary of the public works that are proposed (courtesy:TTW, 2025)

Car Parking

The proposed development will increase on-site car parking with a total of 352 on-site car parking spaces being provided within the grounds of the hospital. This creates an increase of 46 spaces as 306 spaces currently exist onsite (refer to **Figure 16**). The table in **Figure 17** below shows the parking requirement which has been based on a detailed parking demand analysis post development. In terms of on-street parking existing availability results in the provision of some 526 spaces around the immediate perimeter of the hospital site (within a 250m radius). As outlined above, subject to separate approval process, improvements are proposed to the parking design and layout of on-street spaces along Mitre, Durham and Howick Streets which results in an additional 25 spaces. Cumulatively there will be an increase of 71 spaces (46 on-site and 25 on-street) from the proposal.



Location	Existing	Project Scope	Restriction Proposed
1	13 (2 accessible)	18 (2 accessible)	2-hours
2	11 (1 accessible)	30 (4 accessible)	30 min
3	34 (4 accessible)	39 (3 accessible)	30 min
4	2	2	Unrestricted
5	73 (3 accessible)	76	2-hours
6	40	79	39-Unrestricted 40-Fleet
7	6 (1 accessible)	6 (1 accessible)	Unrestricted
8 (undercroft)	88	90 (6 accessible)	2-hours
9	33	0	-
10 (Loading dock Parking)	6	6	Unrestricted
PUDO	0	6	10 minutes
Total	306	352	

Figure 16 - Existing and proposed numerical changes to parking spaces and areas and proposed parking restrictions (courtesy: TTW, 2025)

The demand analysis that was conducted by TTW consultants considered a number of existing hospital operational characteristics and included travel mode surveys conducted by staff, outpatients and visitors to the hospital. It is assumed that, by 2032, staff numbers will increase to 901 (a 45% increase in workforce), bed numbers, emergency presentations, outpatient numbers and visitors to the hospital will all increase by approximately 26% (given the scale of the additional works and facilities and services to be provided) generating a need for 702 car parking spaces between the site and surrounding streets (250m radius). With 352 spaces to be provided onsite and 551 parking spaces available on the street within the 250m radius, the development will retain a surplus in parking. The development will provide sufficient parking to cater for the needs of the expanded hospital during its operation. In addition, if the reconfiguration of the on-street parking which would yield an additional 25 spaces is not supported, this will not have a material impact on the development. **Figure 18** below shows the distribution of spaces and confirms the surplus in parking.

Parking demand	Staff	Emergency	Outpatients	Visitors	Fleet	Total
# of users during weekday day shift	631	60	446	280	-	1,417
Private vehicle mode share (%)	94%	81%	92%	95%	-	-
Users per vehicle	1.1	1	1	1.4	-	-
Space turnover	1.3	2.6	2.6	2.6	-	-
Parking demand	406	24	158	74	40	702

Figure 17 - Post redevelopment parking demand and minimum requirement (courtesy: TTW, 2025)

	Redevelopment Project Scope
Post-redevelopment projected parking demand	702
On-Site supply	352
Demand accounted for on-street	350 spaces
Available on-street parking	551 spaces
Surplus on-street parking	201 spaces

Figure 18 - Post redevelopment parking availability and the surplus (courtesy: TTW, 2025)

The proposed on-site car parking will include 16 accessible car parking spaces and 7 electric vehicle charging spaces.

The report recommends the permanent implementation of revised time-limited parking across on-site parking at the hospital, in line with recent successful timed parking trials on the site. These have to improved turnover and therefore availability of car parking spaces, maximising their usage particularly for public/visitor parking.

TTW consultants, through their surveys and aerial imagery found that, on average, parking spaces for the visible areas are at 75% capacity. On-street car parking around the immediate vicinity of the hospital, occupancy rate is at 54% which supports the conclusion that there is sufficient spare capacity and space.

The following parking amenities and services are proposed:

- 14 bicycle spaces are provided which is 3 more than the Council's Development Control Plan requirements.
- Motorbike parking is intended to be provided where there is space that is too small for a vehicle. A mitigation measure will require the formal designation and allocation of a minimum of 2 motor bike spaces.
- 7 electric vehicle charging spaces will be provided to meet the HINSW Electric Vehicle Charge Points in Hospital Carparks provision (minimum of 2% of all car parking spaces).
- 16 Accessible spaces are to be provided across the campus.

Site access

Figure 19 below shows the current access arrangements at the hospital and **Figure 20** shows proposed access arrangements.

The existing public vehicle entry from Mitre Street is proposed to be removed and replaced with a new two-way vehicular entry and exit for public vehicles adjoining the new main entry. It will provide access and egress to the following parking areas that have direct pedestrian access to the new formal lobby area:

- The new Mitre Street vehicular entry will provide access to a formal drop-off and pick-up area which functions as a loop and caters for six (6) new parking spaces with a 10-minute time restriction. This access arrangement is likely to be used for pick-up and drop-off of visitors and outpatients.
- The new Mitre Street vehicular entry will also provide access to the existing under-croft carpark (car park zones 5 and 8), exiting back onto Mitre Street. This access arrangement is likely to be used by public visitation. Enhancements to the under-croft parking in car park zone 8 will enable direct weather-protected access to the Main Entry lobby.
- New pedestrian crossing is proposed along Mitre Street to provide safe and convenient pedestrian access to the hospital.
- The access to the central parking area has been reconfigured to be widened and located away from the Administrative Building (Heritage Building) as the driveway access currently interferes with the circular entry drive. The proposal is to reinstate the circular driveway and include parking on its periphery and to provide an independent driveway to the car park to the west separated from the Heritage Building.

There is no change proposed to the existing points of access for Ambulances off Mitre Street and loading/unloading arrangements remain unchanged.

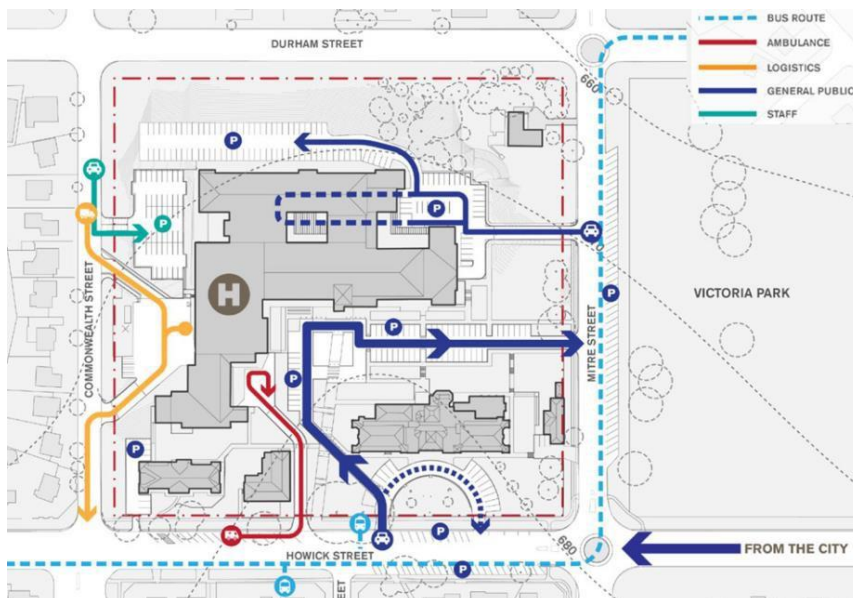


Figure 19 - Existing vehicular access and circulation arrangements (courtesy: TTW, 2025)

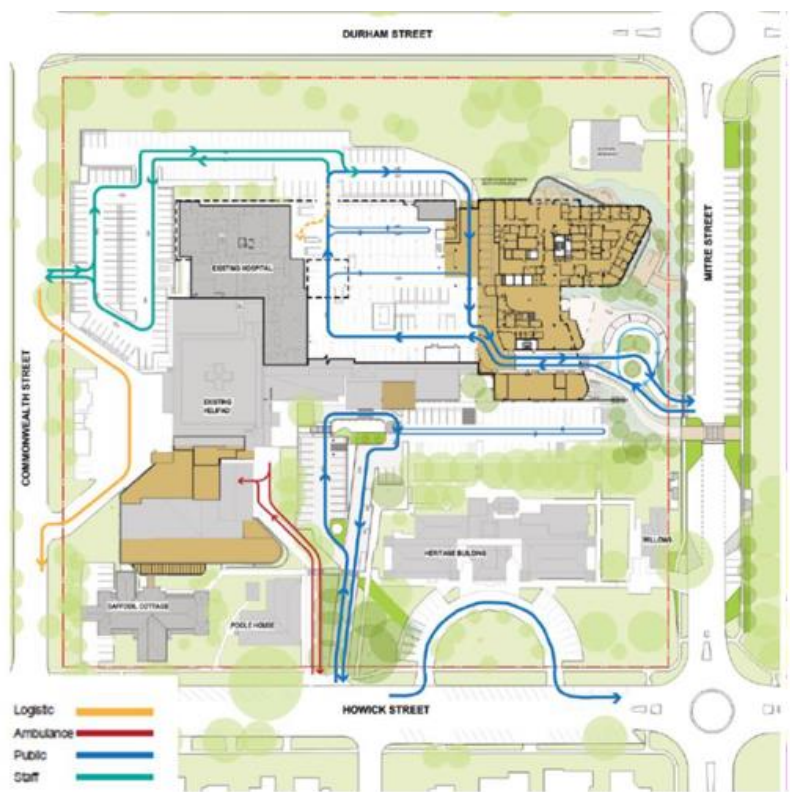


Figure 20 - Proposed changes to the access and circulation arrangements (courtesy: Billard Leece Partnership, 2025)

Traffic impact

As part of the assessment, SIDRA traffic modelling was conducted on the main intersections adjoining the site. Results of the modelling indicated that all intersections will be operating at a high level of service, and their operational functionality will not be compromised by the additional traffic generated by the development.

Trip generation has been calculated assuming an increase in hospital bed numbers by some 26% and takes into consideration the number of staff during the main shifts. The assessment found that trip generation is 133 additional trips during the morning peak and some 167 additional trip movements during the afternoon peak as shown in **Figure 21** below.

Trip Generation	Existing	Proposed	Increase
AM peak trips	324	457	+133
PM peak trips	372	539	+167

Figure 21 - Trip Generation Estimates (courtesy TTW, 2025)

In terms of intersection performance, trip generation was considered and an approximate population growth of 2% for Bathurst was also factored into the modelling. The assessment includes all the detailed SIDRA modelling as part of the appendix to that report (refer to **Appendix A** of the Transport Assessment at **Appendix S** to the REF). In summary, the assessment found that the impacts on the performance of intersections was minor. The Level of Service (LoS) for the Durham and Commonwealth Street intersection was reduced from a level B to C where C is still satisfactory and

under capacity. The impact on the intersection of Mitre Street and Durham Street is also minor as the LoS moves from A to B where B is still acceptable and under capacity. Other intersections retain a good LoS.

The new pedestrian crossing along Mitre Street was also considered and it will operate at a high LoS (A). Cumulative impacts such as traffic generated by adjoining schools has also been considered.

Overall and in conclusion the report states that “*the proposed development is deemed suitable on consideration of the traffic and transport elements of the site and its surrounds, and the transport strategy proposed for its management*”. No additional mitigation measures are proposed in respect to parking and traffic in relation to the development. The provision of a Construction Environmental Management Plan (CEMP) which will include a Traffic and Parking Strategy will be prepared and will address the impacts of construction activity in the immediate area. The Traffic Management Plan will ensure all truck movements to and from the site are scheduled so as not to conflict with traffic and parking to and from the hospital and adjoining properties. Parking for construction workers will be managed off site and any other related impacts will be addressed by the CEMP.

A Green Travel Plan (GTP) has been prepared in consultation with the LHD for the redevelopment and suggests a series of simple measures that can be implemented to encourage the use of public transport or alternative modes of transport. Given Bathurst is a regional hospital where car reliance is heavier than in metropolitan areas due to less available public transport options, the GTP does not suggest onerous measures but simple solutions such as developing a Transport Access Guide, encouraging car-pooling, provide safe and accessible bike storage facilities and end of trip facilities for staff. Refer to the GTP at **Appendix R** for a full suite of initiatives proposed.

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)?	√	
Will any receivers be affected by noise for greater than three weeks?	√	
Are there sensitive land uses or areas that may be affected by noise from the proposal during operation?	√	
Will the works be undertaken outside of standard working hours? That is: <ul style="list-style-type: none"> Monday - Friday: 7am to 6pm; Saturday: 8am to 1pm; Sunday and public holidays: no work. 		√
Will the works result in vibration being experienced by any surrounding properties or infrastructure?	To be monitored	
Are there any impacts to the operation of helipads on the activity site? <i>N.B the Helipad operation will temporarily move to the airport</i>	√	

A Noise and Vibration Impact Assessment that provides an assessment of the potential noise and vibration impacts during the construction and operation of the proposed development has been prepared by Stantec (**Appendix N**). An overview of the assessment is provided below:

The site monitoring and receiver locations are shown in **Figure 22**.



Figure 22 - Overview of the site and measurement locations (Source: Stantec Acoustic Report, October 2025)

Construction Hours

The recommended standard hours for construction, as proposed in the Interim Construction Noise Guideline (ICNG):

- Monday to Friday 7:00am to 6:00pm.
- Saturday 8:00am to 1:00pm.
- No work on Sundays and Public Holidays.

Construction work will be undertaken during the standard construction hours.

Construction Noise Impacts

Noise impacts during construction are expected to arise from a number of sources depending on the nature of construction, as set out in the following three scenarios:

- Early works and demolition stage – jackhammers, electric hand tools, bobcat, mobile crane and trucks
- Structural works – powered hand tools, concrete pumps, mobile cranes, generators and trucks
- Fitout – powered hand tools and trucks.

EPA Guidelines adopt different strategies for noise control depending on the predicted noise levels at the nearest residencies. For the nearest sensitive receivers, the noise affected levels (which is the Noise Management Level (NML)) occur when the construction noise exceeds ambient noise levels by 10dB(A)Leq(15min) for work during standard construction hours. When construction noise exceeds 75dB(A), a receiver is considered to be highly affected.

Construction noise impacts have been assessed for the nearest sensitive receivers, which have been grouped into five Noise Catchment Areas as shown in **Figure 23**. The detailed construction noise

impacts during each stage of development for each NCA are set out in the Noise and Vibration Impact Assessment (**Appendix N**). In summary, Stantec has determined that without any construction noise mitigation:

- Construction noise levels at all NCAs will exceed the NMLs by 7-19dB in the early works/demolition and structural works construction scenarios. Per the indicative construction program set out in the Preliminary Construction Management Plan (Appendix J), construction involving these scenarios is likely to be limited to approximately 21 months.
- The most affected receivers will be within NCA-03, while the least affected will be in NCA-05.
- Construction noise levels will not exceed the highly affected noise level (75dBA) at any of the NCAs in any construction scenario.
- In the fit-out construction scenario, exceedances of the NMLs are limited to 2-5dB to NCA-02 and NCA-03 only.

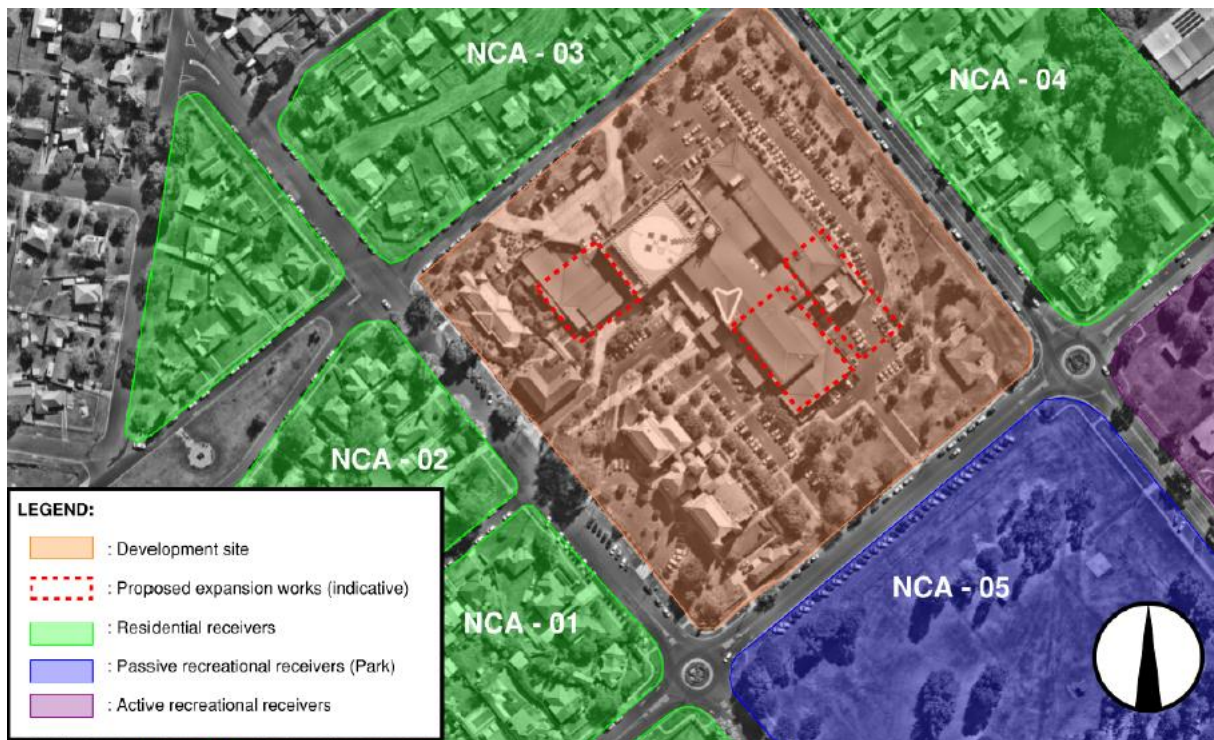


Figure 23 - Location of the nearest/ most affected receivers (Source: Stantec Acoustic Report, October 2024)

The exceedance of the NMLs is not unusual or unexpected given the heavy plant and equipment that must be used, such as jackhammers, and the proximity to sensitive residential receivers. To mitigate construction noise impacts, Stantec has recommended a suite of mitigation measures including:

- Increasing the distance between noise sources and sensitive receivers where possible.
- Reducing the line-of-sight noise transmission to residences or other sensitive land uses using temporary barriers (stockpiles, shipping containers and site office transportable can be effective barriers).
- Constructing barriers that are part of the project design early in the project to introduce the mitigation of site noise.
- Installing purpose-built noise barriers, acoustic sheds and enclosures.
- Use of an appropriate silencer on the muffler and acoustic screen around the engine bay of diesel-operated cranes.

- Use of alternative reversing and warning alarms capable of providing a safe system of work that are equal to or better than the traditional 'beeper'.

It is noted that because there are no exceedances of the highly affected noise level, mitigation measures such as respite periods are not required.

To further mitigate construction noise impacts, a detailed Construction Noise and Vibration Management Plan (CNVMP) will be prepared prior to the commencement of construction works, in accordance with the findings of the Noise and Vibration Impact Assessment. The CNVMP would detail the construction methodology and equipment and include mitigation measures to reduce the overall acoustic impact of the construction works.

These will include measures to inform impacted residences of the nature of works to be carried out, the expected noise levels and duration as well as contact details. It will also include a construction noise and vibration monitoring program at receivers R1 and R2 (see locations of Logger L1 and L2 in Figure 58) involving short and long term noise monitoring during all construction phases. This will verify noise impacts, and ensure that any noise exceedances are readily mitigated by the selection of alternative method of construction or equipment selection to minimise noise impacts.

Draft mitigation measures are set out at **Appendix E**.

Construction Traffic Noise Impact

Existing traffic volumes in the immediate road network are in exceedance of 300 vehicles per peak hour. Under the NSW Road Noise Policy, construction traffic noise impact should be limited to 2dB above the existing condition. As only 11 construction vehicles movements are expected per hour, and that a doubling of traffic in the area would generally equate to a 3dB increase, Stantec conclude that traffic noise generation in association with the construction of the proposed development is unlikely to increase by 2dB.

Construction Vibration Impacts

Based on the scope of works and typical equipment required, some structural and human perception vibration impacts are expected, particularly from the use of jackhammers.

The significance of the vibration impacts will be determined as part of the CNVMP prepared prior to the commencement of construction works. Vibration management controls will be put in place to ensure vibration impacts are minimised using all reasonable and feasible measures. Implementation of all reasonable and feasible mitigation measures for all construction works will ensure that any adverse noise impacts to surrounding residential, commercial and recreational receivers are minimised when noise goals cannot be met due to safety or space constraints.

The CNVMP will also include short and long term vibration monitoring during the civil and basement works phases. This will verify vibration impacts, and ensure that any vibration exceedances are readily mitigated by the selection of alternative method of construction or equipment selection to minimise vibration impacts.

Operational Noise Impacts

The likely sources of noise emissions from the proposed development are limited to mechanical services noise from rooftop chillers, rooftop air handling units, carpark exhaust fans and stair pressurized fans. The nearest noise sensitive receivers are:

- Residential receivers across Durham Street.
- Residential receivers across Commonwealth Street.
- Other hospital receivers within Bathurst Hospital Campus.

A worst-case scenario (being the night-time period) assessment, in which air conditioning and mechanical plant is assumed to be running 24 hours, 7 days per week, found that without any noise

mitigation measures, predicted noise levels at the nearest residential receivers on Durham and Howick Streets would exceed the night-time noise criteria by 14-16 dB(A).

Stantec recommend that acoustic louvres up to a minimum height of 1m above any plant are incorporated around the entire perimeter of the enclosed and open air plant rooms on the roof level of the eastern extension, and the open air plant rooms on the roof level of the Emergency Department extension. The louvres will have a width of either 200mm or 400mm depending on their location and orientation to surrounding residential receivers. With the inclusion of the acoustic louvres, Stantec has concluded that the predicted worst-case noise levels at the nearest receivers on Durham and Commonwealth Streets will comply with the night-time criteria.

To further mitigate operational noise emissions from mechanical plant, Stantec has recommended the following mitigation measures, which are also included within **Appendix E**:

- Use of NRC0.90 acoustic insulation (e.g. Martini Absorb HD 50 or equivalent) at all ceiling areas of the plantroom to minimise the reverberation time of plant rooms.
- Positioning mechanical plant away from nearby receivers.
- Select low noise mechanical equipment.
- Acoustic attenuators fitted to duct work.
- Acoustic louvres or solid barriers may be required, surrounding plant items on the rooftop. This mitigation may also be influenced by internal noise criteria within the hospital development itself.
- Where possible, locate noisy plant within an enclosed space.
- Internally located equipment which exhausts at roof level should include sufficient ductwork to allow for acoustic internal lining or an attenuator for supply and exhaust to meet environmental noise criteria.

Noise Intrusion

Stantec has undertaken 3D acoustic modelling for external noise intrusion from surrounding roads to inform the façade treatments required to meet the minimum acoustic performance criteria for the various spaces within the hospital. The Noise and Vibration Impact Assessment has identified the locations where specific façade glazing systems are required to satisfy the minimum acoustic performance criteria. These are incorporated in the design of the façade. Therefore, the proposed development will meet the applicable noise intrusion acoustic performance criteria.

Operational Vibration

Stantec has determined that the proposed development is not expected to generate any significant vibration that may affect surrounding receivers.

Operational Traffic Noise

As outlined in the Traffic and Accessibility Impact Assessment (**Appendix S**), the proposed redevelopment is expected to generate an additional 133 trips during the morning peak hour and 167 trips in the afternoon peak hour. Stantec has determined that this will result in a calculated noise level increase of 1.5dB in the morning peak and 1.6dB in the afternoon peak. This is less than the maximum 2dB increase criteria set by the NSW Road Noise Policy. Therefore, the proposed development will not result in any unacceptable traffic noise generation impacts.

6.2.3 Air Quality and Energy

Questions to consider	Yes	No
Could the works result in dust generation?	√	

Questions to consider	Yes	No
Could the works generate odours (during construction or operation)?		√
Will the works involve the use of fuel-driven heavy machinery or equipment?	√	
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?		√

The operation of the hospital as it exists, and after the redevelopment occurs will not change the nature of the use and therefore will not adversely affect air quality in any way. There may be some temporary dust emissions experienced during construction. These are not considered to be extreme or greater than normally anticipated or expected for construction activity of this nature.

TSA Riley consultants have prepared a Preliminary Construction Management Plan (PCMP) which can be found at **Appendix J** to the REF. The PCMP suggests that normal construction practices prior to commencement of construction require the preparation of a series of sub-plans including:

- Traffic Management Plan
- Construction Waste Management Plan
- Work, Health and Safety Management Plan
- Dust and Air Quality Management Plan
- Environmental Management Plan

The Dust and Air Quality Management Plan will require a number of measures to be put into place to reduce and minimise dust emissions during construction. The Draft mitigation measures at **Appendix E** include a measure to ensure sub-plans as recommended by the PCMP be implemented prior to construction commencing. There are many measures that can be adopted to minimise and suppress dust during construction including covering bare soil with mulch or grass or encapsulating materials, restricting earthmoving activities during windy conditions, wetting areas to contain dust etc. These techniques and all others will be explored and considered when developing the sub-plan.

In conclusion, the potential for short-term dust emissions resulting from the construction process is likely however these can be mitigated through the adoption of careful construction practices and techniques will be outlined in a dust and air quality management plan prior to construction commencing.

6.2.4 Soils and Geology

Questions to consider	Yes	No
Will the works require land disturbance?	√	
Are the works within a landslip area?		√
Are the works within an area of high erosion potential?		√
Could the works disturb any natural cliff features, rock outcrops or rock shelves?		√
Will the works result in permanent changes to surface slope or topography?		√

Questions to consider	Yes	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?		√
Are the works within an area affected by salinity?		√
Is there potential for the works to encounter any contaminated material?	√	

A Geotechnical Investigation was prepared by RCA Australia which accompanies the REF (refer to **Appendix A**), dated 2025. The extensive investigation to prepare the Geotechnical report included the drilling of eight (8) bores ranging in depths of 8-19.8m, drilling by augers, excavation of two (2) test pits, in-situ sampling and dynamic cone penetrometer testing and the like. From these investigations it was concluded that no groundwater was encountered during the testing however more detailed investigations were not performed and the report states that given the information available *“the project is expected to be located above the groundwater table and thus is unlikely to have a major impact on groundwater systems”*.

In summary the report also found the following;

- There is low probability of the presence of Acid Sulphate Soils (ASS) and therefore a ASS Management Plan is not required.
- No evidence of salinity was noted during the site fieldwork.
- It is recommended that inspection of the footing excavations or pier holes be undertaken by an experienced engineer at the time of construction to confirm founding conditions.
- The report suggests a preferred design for piered footings.
- The report recommends that ground floor slabs over existing fill materials are designed as suspended slabs.
- Fill can be either excavated and replaced as engineered fill or ground floor slabs over the existing fill materials left in place could be designed as suspended slabs.

There are a number of recommendations made as part of the geotechnical investigation in respect to construction and building methods given the site conditions. The mitigation measures at **Appendix E** will require the implementation of the recommendations made in the Geotechnical Report.

In respect to soil erosion and sediment control, appropriate measures are outlined in the Civil Engineering Report (refer to **Appendix O**). Sediment control measures must satisfy the provisions in *Bathurst Council DCP 2014* and *Landcom’s Managing Urban Stormwater: Soils and Construction Volume 1*. The report suggests a number of measures to be adopted including during excavation of the basement, pump out systems are to be used. Any accumulated contaminated water is to be flocculated or filtered before discharge. As previously noted in this report a mitigation measure has been included that states that *“Erosion Sediment Control will be implemented during the construction stage to reduce disturbed area, loss of soils/pollution of downstream waterways and dust disturbance”*. An Erosion and Sediment Control Plan is included in Appendix A of the engineering report. The Plan and associated mitigation measures will ensure the safe and compliant management of erosion and sediment across the site during construction.

6.2.5 Hydrology, Flooding and Water Quality

Questions to consider	Yes	No
Are the works located near a natural watercourse?		√
Are the works within a Sydney Drinking Water Catchment?		√
Are the works located within or near a floodplain?		√
Will the works intercept groundwater?		√
Will a licence under the <i>Water Act 1912</i> or the <i>Water Management Act 2000</i> be required?		√
Has stormwater management been adequately addressed?	√	

The site is not mapped as flood prone, and the site is not impacted by the Probable Maximum Flood (PMF) level however given the sensitive nature of the hospital as a land use a Flood Risk Assessment was prepared to consider any potential flood impacts.

A Flood Risk Assessment was prepared by Water Technology, dated 10 September 2024. This assessment can be found at **Appendix Z**. **Figure 24** confirms that the site sits outside the flood planning area. **Figure 24** was formulated using Council data that was provided to the consultants on 29 January 2024.

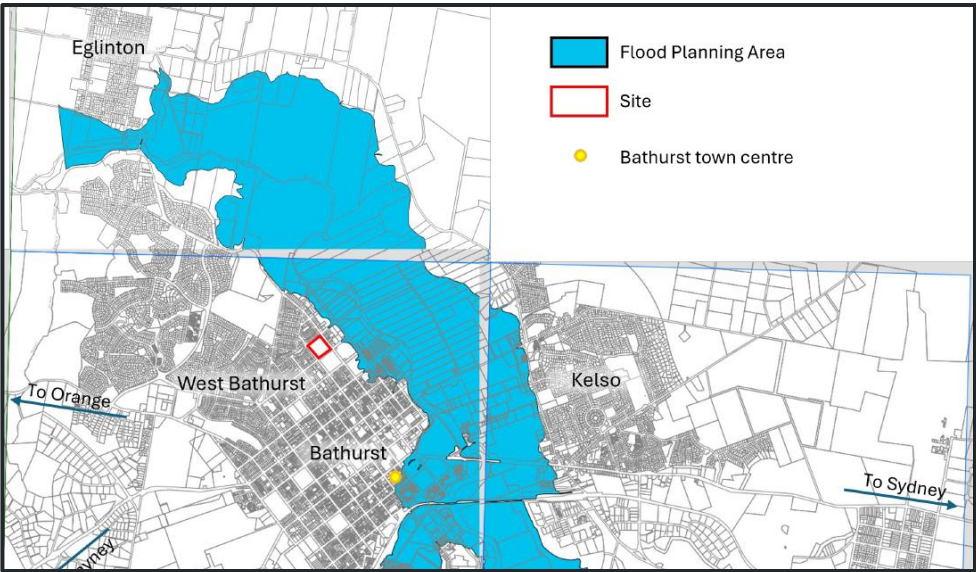


Figure 24 - Flood Planning Area (courtesy: Water Technology, 2024)

In terms of flood behaviour, the site is located 400m south-west of the Macquarie River and the mapping provided by Council to the consultants confirms that the site will not be impacted by flooding at the PMF as noted below;

*“The flood planning area represents the extent of the 1% Annual Exceedance Probability (AEP) flood plus 0.5 m freeboard. It can be concluded that the hospital site is more than 0.5 m above the 1% AEP flood level, which has a 1% probability of occurring in any given year. The Floodplain Levels Issue Form issued for the site by Bathurst Regional Council on 29 January 2024 indicates that the Probable Maximum Flood (PMF) level applicable to the site for flooding of the Macquarie River is **655.50m AHD**. The PMF is the largest flood that can occur. Ground levels on site vary between **657.80m AHD***

and **681.25m AHD**. Therefore, the hospital site is at least 2.3 m above the PMF level and above the largest possible riverine floods.”

The four roads adjoining the hospital will not be inundated during a flood. Given that the site will not be impacted by the PMF the proposal is not required to adopt or consider any flood-related controls.

During a flood however, essential services such as power, water and wastewater services to the site may be cut due to flood waters. This would occur pre and post development and as such the development is not affecting this situation. The Hospital operates with detailed plans and measures that need to be implemented during extreme events ie flooding, fires, electrical or service outages. The development would not change these plans although it is recommended that the Hospital Business Continuity Plan be updated to accommodate the increase in services and personnel created by the development.

The report concludes that the hospital;

- is not identified as being affected by flooding caused by the Macquarie River and would not be inundated by overland flooding. Thus, the development would not alter flood behaviour.
- The proposal would not directly increase flood risk to life for the existing community and would indirectly decrease it.
- The proposal would not expose its users and occupants to flood risk.

The flood risk assessment confirms no flood-related development measures need to be implemented into the design of the development. It is recommended that upgrades occur to the existing back-up power supply, generators and onsite water retention is increased to cater for the additional capacity that may be generated by the proposal. The development considers these upgrades and functional requirements as part of the proposal however a mitigation measure will be included that will require the Business Continuity Plan to be updated to address the additional capacity.

As noted in **Section 6.2.4** above, the Geotechnical information and reporting did not encompass any ground water and the report concluded that it is unlikely that the redevelopment will affect ground water.

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?	√	
Will the works be visible from the public domain?	√	
Are the works located in areas of high scenic value?	√	
Will the works involve night work requiring lighting?		√

An Architectural Design Report prepared by Billard Leece Partnership architects dated January 2025 accompanies the REF (at **Appendix H**). This report details the potential visual impact of the development on the site and immediate surrounds. In this case a Visual Impact Assessment is not required as the works are not considered to be extensive in nature and scale and are essentially alterations and additions to the existing hospital. There is no affectation to the existing Victorian Hospital buildings as the new works are setback from this building and recessed behind the existing front façade of this building. The new, part three, part four storey wing is the main extension to the hospital which is situated off Mitre Street and this structure will be the most visible and dominating

feature. An extract of the proposed scale, form and materiality that is proposed for this addition is provided below at **Figure 25**.

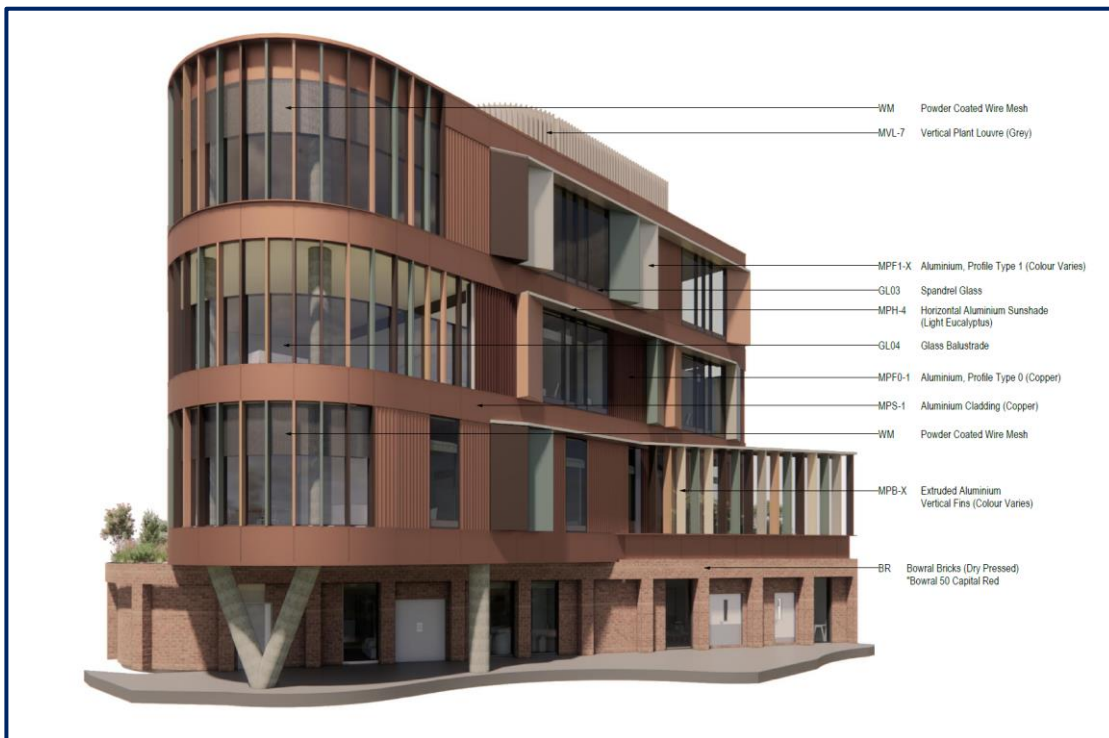


Figure 25 - The Proposed form and façade materiality proposed for the new extension to the main hospital (courtesy: Billard Leece Partnership)

During the master planning stage, massing studies were undertaken from a number of key public vantage points to understand the built form visibility. These massing studies form part of the Architectural Design Report. The key findings in terms of the visual impact of the development are:

- From higher vantage points along Howick Street, the new eastern extension is viewed in the background, with the heritage building remaining in the foreground. This retains the visual importance of the heritage building and its significance.
- From higher vantage points along Howick Street, distant views to the Bathurst Plains can be obtained. While the eastern extension partially obscures these views, it is setback from the site boundary to maximise the retention of these views while balancing the hospital's functional and operational needs.
- From lower vantage points including along Durham Street and from the Bathurst Netball courts, the proposed eastern extension is in keeping with the existing prevailing height of the main hospital building. Therefore, it sensitively integrates with the existing skyline and respects the visual context of the streetscape and area. Views to the eastern section of the heritage building are retained.
- Existing and proposed landscaping will partially screen the development from public vantage points, reducing perceived bulk and scale. Where the new building will be visible the building is well proportioned, balanced and will sit harmoniously within its existing setting and the streetscape.
- The scale of the Daffodil Cottage extension is in keeping with the building's existing visual form and scale.



Figure 26 - Views of the existing Mitre Street streetscape (left) looking north and the proposed development (right) (courtesy: Billard Leece Partnership, 2025)



Figure 27 - Views of the existing Daffodil cottage (left) off Howick Street and the proposed extension (right) (courtesy: Billard Leece Partnership, 2025)



Figure 28 - Views of the existing hospital from the intersection of Durham Street with Mitre Street (left) and the street view post construction (right) (courtesy: Billard Leece Partnership, 2025)

The main visual impact of the development is the view from Durham Street (**Figure 28** above). Not illustrated in the capturing of this view is the proposed landscaping along the Durham Street/Mitre Street corner of the site. The landscape plan includes the planting of two (2) Snow Gum trees that achieve a maximum height of 12m at maturity and a further six (6) new Mountain Grey Gum trees that achieve a maximum height of 50m at maturity so whilst the building will seem a dominating feature along this section of the street, the landscaping in time will screen and reduce the visual scale of the proposal.

While the proposal will change the view of the hospital and affect the visual catchment of surrounding publicly accessible vantage points, the changes proposed are considered to be consistent with the evolution of the existing hospital campus, in keeping with the site's existing height and scale, and respectful of views to the existing heritage building on the site.

6.2.7 Aboriginal Heritage

Questions to consider	Yes	No
Will the activity disturb the ground surface or any culturally modified trees?	√	
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)?		√
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)?		√
Will the works occur in the location of one or more of these landscape features and is on land not previously disturbed? <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?	√	
If the above steps indicate that there remains a risk of harm or disturbance, has a desktop assessment and visual inspection been undertaken?	√	
Is the activity likely to affect wild resources or access to these resources, which are used or valued by the Aboriginal community?		√
Is the activity likely to affect the cultural value or significance of the site?		√

An Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared by Unearthed Archaeology and Heritage dated October 2024.

The report was prepared taking into consideration the following policies and guidelines;

- *Code of Practice for the Investigation of Aboriginal Objects in NSW* (Office of Environment and Heritage, 2010b)
- *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW* (Office of Environment and Heritage, 2011).

The report considers the scope of the proposed works and whether they will or have the potential to impact on the cultural heritage values of the hospital and ensures no Aboriginal objects will be harmed or impacted. The assessment involved formal consultation with nine (9) Registered Aboriginal Parties (RAPs) and site inspections were conducted. An AHIMS search occurred on 14 July 2023

which found that one Aboriginal site has previously been registered within the grounds of the hospital. The AHIMS search is documented at Appendix A of the ACHAR (refer to **Appendix T**).

The AHIMS (No.44-3-0144) is listed as a PAD and indicates that a permit has been previously issued in respect to previous development works. Test excavations had been done in 2006 when works were proposed in the order of the demolition of ten (10) buildings, construction of a loading dock and Main Health Services Building, new access off Mitre Street, car parking and works to the heritage building (Administration building). The tests did not uncover any Aboriginal objects or relics or evidence of Aboriginal occupation. In July 2023 Heritage NSW (now DCCEEW) updated the status of the site to “Not a Site” and this was confirmed by a second AHIMS dated November 2023.

In the design development stage of the project, and as part of the Connecting with Country cultural design, Wiradjuri Elders identified that part of the hospital had been constructed on a women’s site. . . They acknowledged however, that evidence of this has been destroyed during earlier redevelopment of the hospital and there is no evidence remaining.

In summary the report recommended the following;

- *There is no objection to the proposed redevelopment of Bathurst Health Service on Aboriginal archaeological grounds. No further investigation or excavation in respect of Aboriginal archaeology is required.*
- *An Aboriginal Heritage Impact Permit (AHIP) will not be required for the proposed redevelopment of Bathurst Health Service.*
- *The Wiradjuri Aboriginal Elders Group identified a part of the Bathurst Health Service site as a women’s site that has been completely destroyed due to the ongoing development of the hospital. Investigation into potential interpretation strategies for the women’s site and its intangible values in the proposed redevelopment should be undertaken in consultation with the Wiradjuri Aboriginal Elders Group and the RAPs.*
- *Consultation with the RAPs will be ongoing throughout the project.*
- *If, during the proposed works, any Aboriginal objects or evidence of Aboriginal occupation are uncovered, all work must cease in the vicinity of the suspected Aboriginal objects or evidence of occupation, and further advice should be sought from a qualified and experienced archaeologist.*

These recommendations have been included in the draft Mitigation Measures which can be found at **Appendix E**.

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? <ul style="list-style-type: none"> • NSW heritage database (includes Section 170 and local items); • Commonwealth EPBC heritage list. 	√	
Will works occur in areas that may have archaeological remains?		√
Is the demolition of any heritage occurring?		√

The town of Bathurst was recognised and formally established in 1815 and the first government hospital for convicts was established in 1824. From this time the area expanded, and the old Convict Hospital was no longer suitable and eventually was burnt down in a fire. In 1873-78 the planning for a new hospital began and in 1880 the impressive large Victorian Bathurst District Hospital was formally

opened by the Governor of New South Wales. To this day the building has been well maintained and many of its original features (turrets, ornate verandas and other architectural details and elements) remain intact. The development of other hospital services and buildings expanded around this main historic building.

A detailed Historical Archaeological and Heritage Assessment was prepared by Unearthed Archaeology and Heritage, dated October 2024 which assesses the direct and indirect impacts of the proposal given the historical context of the area and importance of the existing heritage item on site. This report can be found at **Appendix K**.

The proposed works are within the vicinity of the locally and state listed heritage items, however will not directly affect these buildings. The works will also impact the siting and location of two drainage pits which are shown on the 1911 plans. The redevelopment of the hospital in 2006-2008 considered these pits and found that *“they were assessed as being of limited heritage significance and not warranting in situ conservation”*.

The proposed works are in the vicinity of the location of the isolation block, straw house and several cisterns marked on the 1911 plan. It is not anticipated that the proposed works will involve excavation to a sufficient depth to expose these archaeological deposits, a program of archaeological monitoring must be undertaken during any ground works in these areas in accordance with a s60 permit.

Figure 29 below outlines the local heritage significance and context of the site.

The heritage listings pertinent to the site include the following;

NSW State Heritage Register (SHR)

- Bathurst District Hospital (SRH No.00815).
- Miss Trail's House (SRH No.001501)

Local Heritage

Pursuant to Schedule 5 of the Bathurst Regional Local Environmental Plan 2014, the following items are designated as local items;

- Bathurst District Hospital (including the original Victorian Hospital Building) but excluding later additions and new buildings. Identified in the BLEP as I285
- Victoria Park (I333) adjoining the site to the east.
- Yarras (I33)
- The site is located within the Bathurst Conservation Area (C1).



Figure 29 - Heritage status and context of the site (courtesy: Bathurst Local Environmental Plan, 2014).

The original hospital building, built in 1880, is listed on NSW State Heritage Register. The hospital building, designed by William Boles, sits at the highest most point of the site fronting Howick Street creating a strong visual presence and identity for the facility. The register describes this building as the following:

“A large late Victorian hospital complex in the second empire style. The two-storey hospital is comprised of a central administrative area with a tower, and operating theatre block flanked by long wings, with the men’s wards on one side and women’s on the other. Arcaded covered ways link the blocks and corner pavilions which are used for specific functions with octagonal operating theatres. Two storey arcaded verandahs run full length of the main facade. Construction is of brick with hipped iron roof and moulded string courses. Constructed in Bathurst bricks; verandahs are decorated with timber posts, arched brackets and cast-iron balustrades. The roofs are clad in iron sheeting. The architectural style is Federation Filigree.”

The prominent Victorian Heritage Building is located within the development site (refer to **Photo 1** below) and this is the only building of heritage significance on the site (local and state significance). The SHR identifies the Bathurst District Hospital (BDH) to include the grounds and landscaping at the site and the Heritage Building. There is no additional physical or visual impact on the Heritage Building as it remains the highest element and building on the site. View lines to the Heritage Building will not be further obstructed and there are no proposed works in front of the Heritage Building on Howick Street. The Heritage Report (**Appendix K**) concludes that the proposed works are in the vicinity of the Heritage Building on the site, however, none of the proposed works will directly impact upon the Heritage Building. It is not anticipated that the proposed works will have any impact on the heritage significance of the Bathurst Health Service.

One of the recommendations by the Heritage assessment is that *“the works proposed to remove the grassed area to the north of the semi-circular drive and the cedars along Howick Street should be redesigned to avoid the removal of these significant items”*. The heritage listing of the Bathurst Hospital includes the physical description of the hospital and its grounds. The description states the following *“The Bathurst Hospital complex is best described as a collection of buildings set within a*

simple landscape of grass and trees....The earliest known plantings on the site were several trees including the Southern live oaks, by a local man Mr Thomson and his son, on Arbor Day 1890.

Further landscaping commenced in 1896 after an inspection of the grounds by the gardener employed by Bathurst Council. From that time additional trees were planted around the building, at the front and rear and garden beds were established near the entrance.

*In addition to the formal entry, there are two obvious stages of landscape development on site. These are the landscape to the north of the site, most likely post construction of the Maternity and Children's wards in the early 1940s which included a number of Himalayan cedars (*Cedrus deodara*) and construction and planting of various garden beds with rock or Koppers log edging. These are planted with dwarf heavenly bamboo (*Nandina domestica* 'Nana') and golden cypress (*Cupressus sp./cv.*) and other assorted shrubs, particularly in the south-west section of the site, which is likely to have occurred post-1980."*

The heritage assessment goes on to say;

"Two large cedars to the north of the circular drive are proposed to be removed. It is likely that these trees were planted in early 1940s. The Conservation Management Plan for Bathurst Hospital assesses the cedars along Howick Street to be of high significance (Government Architects Office 2005:87). These cedars labelled Trees 71 and 73 in the Arboricultural Impact Assessment. A smaller cedar labelled Tree 72 is situated between Trees 71 and 73 and will also be removed as part of the proposed works." The arboricultural assessment at **Appendix L** justifies the removal of the three (3) Cedars (noted as 71, 72 and 73 on the tree removal plan within the Arborist Report) as the new pathway will be constructed within the Tree Protection Zone (TPZ) and it will affect the trees. The Heritage assessment raises concerns with the tree removal and states that *"the removal of the cedar trees along Howick Street will have a significant impact on the heritage significance of the Bathurst Hospital site. In addition, the proposal involves the removal of the grassed area to the north of the circular driveway along Howick Street frontage. The Conservation Management Plan (Governments Architects Office, 2005) states that the grassed areas "between the hospital building and Howick Street, should be retained".* The retention of the trees and grassed area will require some redesign and could be at the expense of some additional parking and the pedestrian and vehicular access will need to be reconsidered. It will mean the existing arrangement may need to be retained even though the proposed design seeks to remove the adhoc vehicular driveway that cuts into the green space at the front of the building and provide for a more formal arrangement at the front. This may also be at the expense of some additional car parking. A mitigation measure has been imposed (refer to **Appendix E**) which requires the retention of the trees and grassed area as recommended by the Heritage assessment which will require some redesign. This recommendation will adequately mitigate any adverse heritage impact.

Otherwise, the new works have been generally sensitively designed to be physically separated from the old main building and setback so that the extensions do not protrude or extend out from the existing side and front façade siting and location. The new works take some design and colour cues from the old building to capture historic facets of existing development and integrate it into a new and modern built form so there is some connection through colour and materiality. The development will not adversely affect the importance and historical, aesthetic and architectural significance of the items and their setting subject to the compliance with the mitigation measures which aims to manage and reduce impacts.



Photo 1: The original Victorian hospital building which is listed as a State and Local item of heritage.

The works are sympathetic to the heritage and conservation context of the area in which it is located, and the scale and form of the new works will not dominate the character of the existing hospital buildings and development within the immediate surrounds. The heritage assessment report concludes that the proposed works are satisfactory and will not adversely or detrimentally affect the heritage items on site or within the immediate vicinity of the site subject to the implementation of mitigation measures.

In accordance with the provisions of the Heritage Act, Heritage NSW will be formally consulted prior to the determination of the development (part of the Exhibition process) as the works are to or within the vicinity of a state item and a Section 60 application may also be required.

The following mitigation measures are suggested to be implemented and are included in the Draft Mitigation Measures;

- *the works proposed to remove the grassed area to the north of the semi-circular drive and the cedars along Howick Street should be redesigned to avoid the removal of these significant items.*
- *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 for the proposed works that are in the vicinity of the location 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.*
- *No large trees are to be removed and no works are to occur to the front entry to the 1880 heritage hospital building.*
- *It is not anticipated that the proposed works will have an impact on the heritage significance of the site, however, as Bathurst Health Service is listed on the NSW State Heritage Register and it will be necessary to apply for and be granted a s60 permit prior to the works.*
- *A heritage induction must be provided to all workers engaged on the project.*
- *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.*

6.2.9 Ecology

Questions to consider	Yes	No
Could the works affect any EPBC Act listed threatened species, ecological community or migratory species?		√
Is it likely that the activity will have a significant impact in accordance with the <i>Biodiversity Conservation Act 2016</i> (BC Act)? In order to determine if		√

Questions to consider	Yes	No
there is a significant impact, the REF report must address the relevant requirements of Section 7.2 of the BC Act:		
<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?		√
Could the works impact on any aquatic flora or habitat (i.e. seagrasses, mangroves)?		√
Are there any noxious or environmental weeds present within the work area?		√
Will clearing of native vegetation be required?	√	

A Biodiversity Development Assessment Report (BDAR) has been prepared by Umwelt (**Appendix M**). The BDAR has been prepared to assess the potential biodiversity impacts of the proposed development in accordance with the Biodiversity Assessment Method (BAM 2020). Due to the small area of impact on native vegetation and the prevalence of landscaped gardens the BDAR has been developed using streamlined modules:

- Streamlined Assessment Module – small area
- Streamlined Assessment Module – Planted native vegetation module

Surveys of the site identified the following Plant Type Communities (PTC) and other non-native vegetation:

- PCT 3376 – Southern Tablelands Grassy Box Woodland 0.21ha
- Landscaped gardens – Native 0.27ha
- Landscaped Gardens – Non-Native 0.2ha

The completion surveys and assessments identified habitat for the following threatened entities listed under the *NSW Biodiversity Conservation Act 2016* (BC Act):

- White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South-Eastern Highlands, NSW Southwestern slopes, South-East Corner and Riverina Bioregion critically endangered ecological community.

No threatened species or their habitat were recorded during surveys.

No biodiversity credits were generated due to the degraded nature of the native vegetation and the vegetation integrity score <15.

Tree removal

The REF is accompanied by an Arboricultural Impact Assessment and Tree Protection Management Plan prepared by Douglas Arbor (**Appendix L**). There are 107 trees on site. The REF originally proposed the removal of seventy-three (73) trees. Twenty-two (22) of the trees identified for removal have low retention value and fifty-one (51) trees have a medium retention value. Given that the heritage assessment requests the retention of the 3 Cedar trees (noted as 71, 72 and 73) located at the front of the old Victorian Heritage Building, the total tree removal across the site amounts to 70 trees.

The remaining thirty-seven (37) trees will be required to be retained in accordance with the tree protection measures outlined in the Arboricultural Impact assessment.

The development proposes the creation of new landscaped areas, with 61 trees to be planted within the public domain of Mitre Street.

The proposed reduced number of trees on site is considered an impact and is inconsistent with NSW Government's nature positive objectives. The Arboricultural Impact Assessment includes that *"removed trees should be replaced with suitable tree species and numbers within the site to replace the lost tree canopy cover"*.

In this regard the mitigation measures (**Appendix E**) will include the requirement for greater than 1:1 tree replacement with the Landscape Plan being updated to show the number and location of all the replacement trees.

6.2.10 Bushfire

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

The site is not located on bushfire prone land.

6.2.4 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?		√
Will the works involve the installation of structures or services that may be perceived as objectionable or nuisance?		√
Will the works impact on or be in the vicinity of other services?		√

Water, Sewage, Electrical & Telecommunications Infrastructure

Existing services (water, power, sewer, gas and telecommunications) are available and will be available to the development. It is noted that natural gas will not be provided to the new facility in line with HI ESD objectives.

Stormwater drainage connections

The development will utilise existing stormwater drainage connections at the corner of Mitre Street and Durham Street, and corner of Commonwealth and Durham Street. Consultation with Bathurst Regional Council has been undertaken. Council confirm that no upgrades are required to the existing stormwater connection points.

On-site stormwater drainage

Two onsite detention (OSD) tanks are proposed to mitigate 5 year ARI flows back to the pre-development scenario. Their capacity and locations are:

- 20.1m³ OSD tank along the south-eastern boundary servicing the catchment of the eastern extension, landscaping and Emergency Department drop off area.
- 14.8m³ OSD tank along the north-western boundary servicing the catchment of the western staff carpark.

On-site stormwater quality measures

The following stormwater quality measures are proposed:

- 1 x Bioretention Basin (16m²) collecting generated stormwater runoff from the eastern emergency drop off area.
- Ocean Protect OceanGuard inserted in all proposed surface inlet pits.
- 1 x 60kL Rainwater Tank is proposed for landscape irrigation reuse.

The Civil Engineering Report and drawings (**Appendix V & W**) prepared by TTW conclude that it is considered that impacts on the environment have had appropriate mitigation measures applied to reduce those impacts within the design, construction and operational phases of the development.

Fire Safety Guidelines

A Fire Engineering Letter is provided by Aecom (**Appendix O**) detailing compliance with Fire & Rescue NSW (FRNSW) Fire Safety Guidelines. Aecom conclude that the fire related deemed to satisfy departures within the design can be resolved through Performance Solutions to show compliance with the relevant Performance Requirements of the NCC and FRNSW's guidelines and position statements.

6.2.11 Waste Generation

Questions to consider	Yes	No
Will the works result in the generation of non-hazardous waste?	√	
Will the works result in the generation of hazardous waste?		√
Will the works result in the generation of wastewater requiring off-site disposal?		√
Will the works require augmentation to existing operational waste management measures?	√	

Construction Waste Management

An Operational and Construction Waste Management Plan prepared by Encycle is at **Appendix D**. The Waste Management Plan describes and quantifies the likely waste streams to be generated during demolition and construction in accordance with the legislative requirements including the *Protection of the Environment Operations Act 1997* and the *NSW EPA Waste Classification Guidelines, Part 1: Classifying Waste*.

The Operational and Construction Waste Management Plan details the measures to be implemented by the principal contractor to lawfully manage, reuse, recycle and safely dispose of this waste. Records will be kept of all waste and recyclables generated and either used on the site or transported off-site during the demolition and site preparation. It includes a resource recovery target of 90%.

Operational Waste Management

Operational waste will be managed in accordance with the Operational and Construction Waste Management Plan (**Appendix D**). The proposed development will increase the amount of waste generated on the site. The additional waste generated can be accommodated within the existing loading dock and cool rooms until such time when it is collected by the waste contractor providing that shelving is installed, and the chest freezer in the cool room is relocated to provide additional space for Clinical and Related Waste. The Operational Waste Management Plan also notes that a 23,000L compactor bin and 660L bin lifter are currently being installed on the site under a separate scope of works, which will be suitable to accommodate the proposed operational waste management procedures. These changes and upgrades are included as mitigation measures at **Appendix E**.

The Operational and Waste Management Plan also provides site-specific operational methods around training and inductions, materials selection and ordering, waste avoidance opportunities, and relevant site procedures to ensure waste is appropriately disposed.

6.2.12 Hazardous Materials and Contamination

Questions to consider	Yes	No
Is there potential for the works to encounter any contaminated material?	√	
Is there potential for the works to disturb or require removal of asbestos?	√	
Is the work site located on land that is known to be or is potentially contaminated?	√	
Will the works require a Hazardous Materials Assessment?	√	
Is a Remediation Action Plan (RAP) required to establish the proposed activity?		√
If the project includes ancillary remediation works, has the ancillary remediation been considered in accordance with the Resilience and Hazards SEPP?	√	

Hazardous Materials

A Hazardous Materials Survey and Register has been prepared by EHO Consulting (**Appendix U**). Representative samples were collected to determine the presence of the following materials:

- Asbestos Containing Materials (ACM)
- Asbestos Containing Dust (ACD)
- Asbestos in soil (AIS)
- Naturally Occurring Asbestos (NOA)
- Lead containing paint

Visual identification was undertaken for the following materials:

- Synthetic mineral fibres
- Poly-chlorinated biphenyl (PCB) containing capacitors in fluorescent light and fan fittings.

The survey identified the following hazardous materials:

- Lead paint (medium risk)

- Fibre glass insulation (negligible risk)

EHO recommend mitigation measures including:

- flaking lead paint is repaired or removed by competent persons in accordance with *AS/NZS 4361.2:2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings*.
- If fibre glass insulation in ceiling tiles, fire breaks, pipes throughout buildings is impacted as part of the works, remove under controlled conditions prior to demolition in accordance with National Standard for Synthetic Mineral Fibres (NOHSC:1004(1990)).
- Assume asbestos backing to fuse backing inside electrical boxes throughout. Inspection by a competent person is required prior to demolition and if asbestos is found, it is to be removed by a Licensed Class A or B Asbestos Removalist in accordance with *How to Safely Remove Asbestos: Codes of Practice 2022*.
- Implement unexpected finds procedures when an unexpected, presumed asbestos or lead containing material is identified.
- Presume PCB capacitor to fluorescent lights to front canopy in Daffodil Cottage. Inspect and remove in accordance with EPA requirements prior to demolition.

Mitigation measures pertaining to hazardous materials are included in **Appendix E**.

Contamination

RCA consultants undertook a preliminary site contamination assessment, in accordance with EPA Guidelines to document any contamination-based constraints to the proposed redevelopment works.

Soil samples were collected from twelve (12) locations; five (5) in the western portion and seven (7) in the southeastern portion where structural development is proposed. Fill generally comprised of silty sand with some lesser quantities of clay and gravel was encountered at the majority of locations. There was no ash, or anthropogenic material was specifically identified with the exception of some brick fragments to the immediate southwest of the helipad structure. No indication of the encapsulation layer was sighted during fieldwork, or in photographs of the collected samples.

RCA report that no concentrations of hydrocarbons, metals or pesticides were detected in excess of the human health criteria for commercial/ industrial sites in any of the 44 samples. Three (3) concentrations of benzo(a)pyrene were encountered in excess of the ecological criteria. Based on the distribution of contaminants in the samples of the fill RCA considered that there is potential for higher concentrations to be present.

Overall, RCA considers that the site is suitable for the proposed development without further assessment or remediation, however, notes that management will be required during construction and for long-term use to minimise the potential for exposure to asbestos materials. Mitigation measures pertaining to contamination as recommended by RCA are included at **Appendix E**.

If through unexpected finds remediation is required, and the ancillary remediation will likely be Category 1 Remediation under the *State Environmental Planning Policy (Resilience and Hazards) 2021* due to the heritage item located on the site and that the site is located within the Bathurst Conservation Area. Consequently, a Crown DA determined by Bathurst Regional Council will be required prior to commencing any ancillary remediation works.

Hazardous and offensive development

Chapter 3 of the *State Environmental Planning Policy (Resilience and Hazards) 2021* considers potentially hazardous and offensive development. There is no hazardous or offensive development proposed and there is no storage of gases in any of the proposed expansions or refurbished areas. There are no proposed changes to the existing storage of gasses at the site. Therefore, a Preliminary Hazard Analysis and further screening is not required for the proposal.

6.2.13 Sustainability and Climate Resilience

Questions to consider	Yes	No
Does the activity ensure the effective and efficient use of resources (natural or other)?	√	
Does the activity use any sustainable design measures?	√	
Are climate resilient design measures to be incorporated in the activity?	√	

This REF is supported by an Ecologically Sustainable Development (ESD) Report (refer **Appendix F**) which has been prepared by Stantec and describes the sustainable design initiatives and outcomes associated with the Bathurst Hospital Redevelopment.

The ESD Report provides an overview of the proposed sustainability targets for the project and the sustainability initiatives to achieve these targets. The initiatives have been developed in consideration of:

- HI's Design Guidance Note (DGN) 58 Rev C 2023
- HI Evaluation Tool
- Section 2.5.6 of the NSW Health Engineering Services Guidelines
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- AS 5334-2013 Climate change adaptation for settlements and infrastructure – A risk-based approach
- EP&A Regulations Section 193
- NSW Government Resource Efficiency Policy
- National Construction Code (NCC) 2022 Amendment 1
- Bathurst Regional Development Control Plan 2014

The proposed development will incorporate the following ESD design strategies and principles that are aligned with the NSW Government Net Zero Targets, NSW Health's Net Zero Targets and the HI ESD Framework tool:

- 50% reduction in emissions by 2030.
- 70% reduction in emissions by 2035.
- Net zero carbon emissions by 2050 (compared to 2020/2021 levels).
- Achieve and maintain 4.5 Star NABERS Energy rating (for all new buildings).
- Targeting a minimum of 60 points to be achieved by the design in accordance with HI's DGN 58 (Rev C).

The above will be achieved by incorporating a series of measures and initiatives to ensure energy and water efficiency and minimise greenhouse gases associated with the proposal. Such sustainable design measures will include, but are not limited to:

- Electrification of building services and systems associated with the redevelopment.
- Uses of external shading and use of internal blinds to reduce direct solar gains, control radiant heat and increase comfort.
- Use of high-performing glazing.

- Incorporation of thermally efficient construction.
- Use of an efficient HVAC system.
- Roof-mounted solar panels.
- Use of water efficient fixtures and fittings, energy efficient lighting systems and energy efficient appliances.
- Provision of electric vehicle charging infrastructure for 2% of the total on-site car parking spaces.

A range of mitigation measures to ensure ESD requirements are met are provided within **Appendix F**.

6.2.14 Community Impact/Social Impact

Questions to consider	Yes	No
Is the activity likely to affect community services or infrastructure?	√	
Does the activity affect sites of importance to local or the broader community for their recreational or other values or access to these sites?		√
Is the activity likely to affect economic factors, including employment numbers or industry value?	√	
Is the activity likely to have an impact on the safety of the community?		√
Will the activity affect the visual or scenic 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?	√	

A Social Impact Assessment (SIA) is provided at **Appendix Y**. The assessment has determined that the social impacts arising from the proposed development can be well managed and mitigated. Most negative impacts are temporary impacts as a result of the construction phase of the development. Overall, the development will ensure positive social outcomes for the broader community through the provision of an improved hospital increasing hospital bed numbers.

Environmental Impact

Overall, the delivery of a new clinical services building at Bathurst Hospital will provide improved health services to the community of Bathurst and surrounding areas that will benefit patients, staff, hospital stakeholders and the wider community. The proposed demolition and construction works will allow for the hospital to realise its full potential and will improve the overall function of the hospital.

Some temporary minor amenity impacts resulting from demolition and construction works associated with noise, visual change (signage and fencing) and air quality may be experienced by adjoining residents, however, on balance, the demolition and consequent new building represents a benefit to the community. This REF and the accompanying technical documents confirm that the proposed activity is unlikely to result in any long-term adverse noise, pollution, visual impact and loss of privacy impacts to members of the community. Where necessary, the implementation of appropriate mitigation measures, including the requirement for a Construction Management Plan, have been proposed to ensure that any impacts are limited as much as practicable.

Accordingly, the proposed activity will deliver the following positive impacts:

- Improved access to health services, providing a better care environment and improved working environment through the development of high-quality design buildings, alterations and public domain.
- The proposed activity will generate limited environmental impacts, and any impacts are capable of being suitably managed through a range of mitigation measures (outlined in **Appendix E**).

CPTED

A Crime Prevention Through Environmental Design Assessment is included in the Architectural Design Report (refer to **Appendix H**). The architectural plans respond to the surrounding crime risk by implementing the following design features:

- Increased passive surveillance opportunities with the ground floor plane designed to be highly public lines of site where possible.
- Clear well-defined entries to site and to buildings and clear access links to public transport.
- Secure parking and building access.
- Well defined circulation paths both internally and externally that are well lit.
- Maintenance and monitoring plans for the management of open spaces.

Economic Impact

The proposed activity will deliver an array of economic benefits to the local and wider regional communities. The activity will deliver a purpose-built health facility that provides contemporary models of care and responds to the evolving needs of patients, staff and carers in Bathurst and the surrounding areas.

The proposed activity will also result in the creation of employment opportunities during both the construction and operational stages of the works.

Social Impact

The social impacts and benefits associated with the proposed activity include:

- Temporary adverse social impacts during construction will be managed to ensure impacts are reasonably mitigated.
- The works will provide a significant piece of social infrastructure by providing a contemporary health facility that will have significant positive impacts on the overall health outcomes of the region;
- Improved access to a range of health services and facilities for communities in the region; and
- Provides additional social benefits for the region in terms of providing additional employment opportunities in the area.

Overall, it is considered that the social and community benefits of the Bathurst Hospital Redevelopment project outweigh any potential impacts.

A range of mitigation measures relating to social impacts are also provided within **Appendix E**.

6.2.15 Cumulative Impact

Questions to consider	Yes	No
Has there been any other development recently approved within 500m of the site?		√
Is there any transformation planned within 500m of the site?		√

Questions to consider	Yes	No
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?		√
Is the activity likely to result in further significant impacts together with other development planned, approved or under construction within 500m of the site?		√
Has a cumulative impact statement, proportionate to the activity, been included in REF documentation? If no – why not?		√

The closest major project identified to the subject site is outlined in the table below:

Development	Description	Location	Status
Bathurst Integrated Medical Centre SSD-30394840	Construction and use of an integrated medical facility providing hospital, medical centre and education uses and ancillary multilevel carpark to service the medical facility and other surrounding uses within the Bathurst Town Centre	250 Howick Street, Bathurst	Prepare EIS

SSD-30394840 is located approximately 1.5km from the Bathurst Hospital Redevelopment site and given its distance from the subject site, is not considered to be a relevant future project to be included in a cumulative assessment.

The Bathurst Hospital Redevelopment will deliver significant benefit to the community and is not expected to give rise to any impacts likely to significantly affect the environment. Due to the project's limited external impacts, further cumulative impact assessment is not considered necessary.

6.2.16 Signage

The proposed design includes updated directional signage and building identification signage around the hospital to provide clarity for visitors, patients and staff and clearly identify key areas and services. Most of the signage aims to improve wayfinding which is important. The main signs are shown in **Figure 30** below.

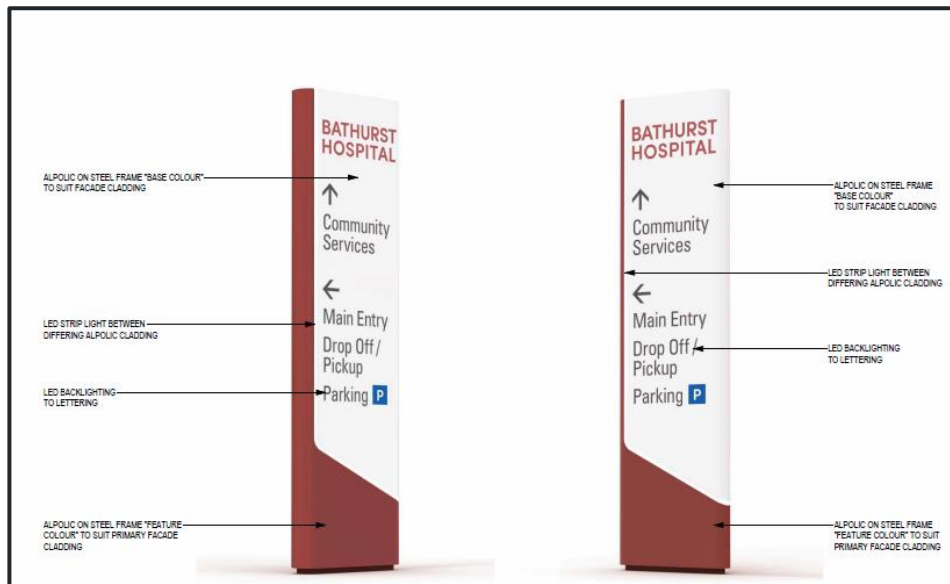


Figure 30 – Indicative wayfinding marker (courtesy: Billard Leece Partnership, 2025).

Chapter 3 of the Industry and Employment SEPP 2021 refers to Advertising and signage. As previously mentioned in this report the proposal satisfies the objectives of the policy. Although the policy refers to the process of granting consent and the provisions that are required to be adhered to, which is not relevant in this case, the policy is still considered. Schedule 5 of the SEPP outlines the key planning and design provisions that need to be taken into account when assessing the signage. Provisions such as the character of the area, views and vistas, the impact on the streetscape, setting and landscape, illumination, safety and associated devices and logos with advertisements on them need to be taken into account. The signs are proposed at main entries and access points of the hospital and a building sign will be constructed above the new main entry to identify the use. The signs are directional and identify uses and how to navigate to get to the spaces and services so they are important wayfinding mechanisms. The signs are not considered to be dominating or visually obtrusive.

The proposal therefore satisfies the provisions in accordance with Section 3.6 of the policy.

7 Summary of Mitigation Measures

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

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 are low and will not have significant adverse effects on the locality, community and the environment;
- 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 required for the proposed development activity.

8 Justification and Conclusion

The proposed Bathurst Hospital Redevelopment at 361-365 Howick Street, West Bathurst 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 substantial or long-term impact that is likely to significantly affect the environment. 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 activity is not likely to significantly affect threatened species, populations, ecological communities or their habitats, and therefore it is technically not necessary for a Species Impact Statement and/or a Biodiversity Development Assessment Report (BDAR) to be prepared. In this case a BDAR was prepared to examine if the proposal would have any impact on the ecology and biodiversity of species onsite. 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. On this basis, it is recommended that the proposed activity is determined in accordance with Part 5 of the EP&A Act and subject to the adoption and implementation of mitigation measures identified within this report.

Appendices

Refer to Contents Table

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