



Bowral and District Hospital Redevelopment Modification 2

Relocation of Utilities
State Significant Development Modification Assessment
(SSD 8980 MOD 2)

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Glossary

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CIV	Capital Investment Value
Council	Wingecarribee Shire Council
Department	Department of Planning, Industry and Environment
EESG	Environment, Energy and Science Group, DPIE
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
Planning Secretary	Secretary of the Department of Planning, Industry and Environment
SEARs	Planning Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development
TfNSW	Transport for NSW

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1 Introduction

This report provides the NSW Department of Planning, Industry and Environment's (the Department's) assessment of an application to modify the State significant development (SSD) consent for the redevelopment of the Bowral and District Hospital (the hospital)

The modification application seeks approval for the relocation of a generator and medical gas and oxygen enclosures. The relocation would move the utilities from the southern connection point in the building to the north western portion of the site next to the vehicular ramp. The revised location has been identified by the hospital operator to be more accessible and chosen in collaboration with the relevant fire, electrical and medical gas disciplines. The proposed location also provides future scope for expansion of the hospital if it is required.

The application has been lodged on 31 July 2020 by Health Infrastructure (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Background

The Applicant is redeveloping the Bowral and District Hospital at 97-103 Bowral Street, Bowral, in the Wingecarribee Shire local government area. The site is located approximately 1.3km from Bowral Railway Station and Bowral Town Centre on the current site of the hospital. The site is bounded by Bowral Street to the north, Mona Road to the east, Ascot Road to the south and Sheffield Road and the Southern Highlands Private Hospital to the west. The surrounding area is characterised by a mix of open spaces and detached residential dwellings (see **Figures 1 and 2**).

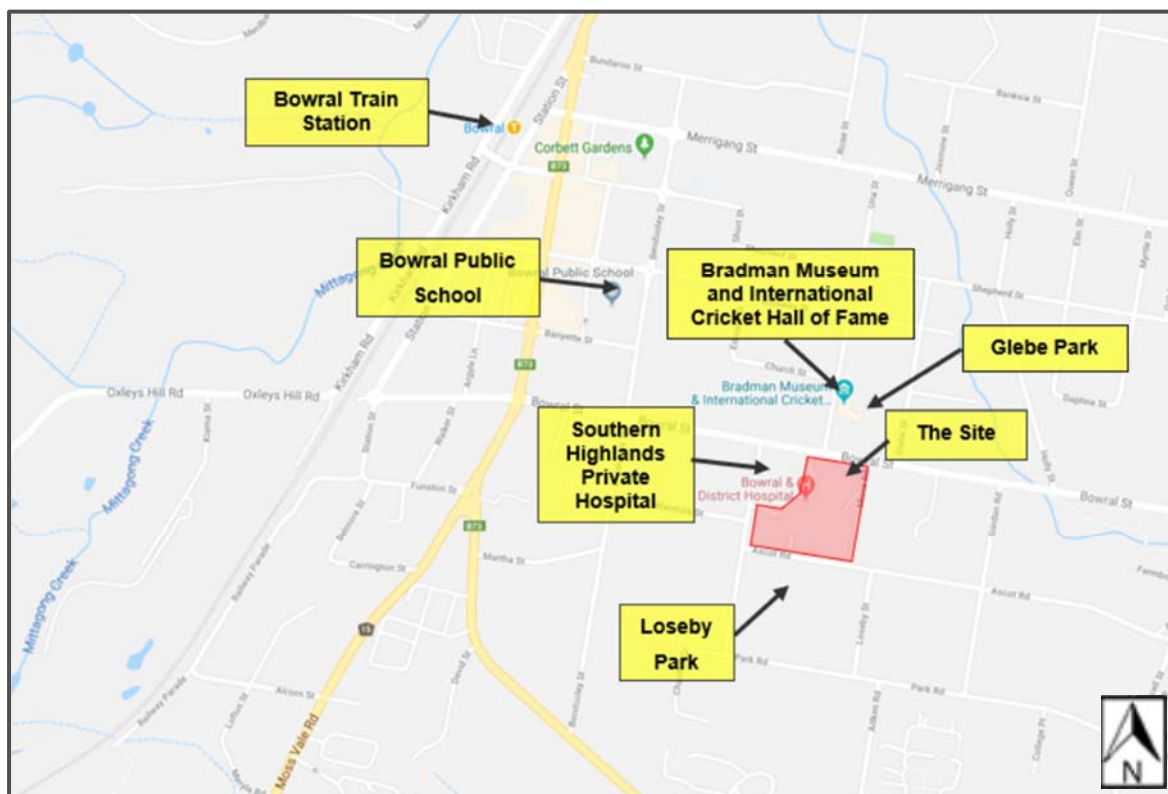


Figure 1 | Local Context



Figure 2 | Site Context (Source: Nearmaps)

1.2 Approval history

On 21 February 2019, development consent was granted by the Executive Director, Key Sites and Industry Assessments, for the development of the Bowral and District Hospital Redevelopment. The consent permits the following works:

- a new four-storey building including inpatient care and a new Emergency Department.
- pedestrian links and connections.
- reconfiguration of public and ambulance entry into the Emergency Department.
- on-grade car parking and drop-off facilities.
- wayfinding signage and building signage.
- engineering, services and landscaping.

The development consent has been modified on one occasion. Modification 1 included design refinements to ensure the hospital met relevant operational requirements.

Table 1 | Summary of Modification

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
MOD 1	Design changes and increase floor space	Department	4.55(1A)	15 November 2019

2 Proposed modification

On 31 July 2020, the Applicant lodged a second modification application to amend the approved project under section 4.55(1A) of the EP&A Act. The proposed modification seeks to relocate the medical gas and oxygen enclosures from the southern side of the hospital building to the north western portion of the site adjacent to the vehicular access provided from Bowral Street.

Proposed works associated with the modified location include pouring a new concrete slab, construction of an enclosure and a 4.2-metre-high fire rated wall between the generator and fire hydrants on the Bowral Street frontage.

The proposal will also require the relocation of five car parking spaces.

3 Statutory context

3.1 Scope of modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not significantly increase the environmental impacts of the project as approved.
- is substantially the same development as originally approved.
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

3.2 Consent authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 9 March 2020, the Director, Social and Infrastructure Assessments may determine the application as:

- the relevant local council has not made an objection.
- a political disclosure statement has not been made.
- public exhibition of the application was not required and therefore no public submissions objecting to the proposal were received.

4 Engagement

4.1 Department's engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to section 4.55(1A) modifications with minimal environmental impact applications. Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website and was referred to Council for review. At the time of writing this report, Council had not provided a response.

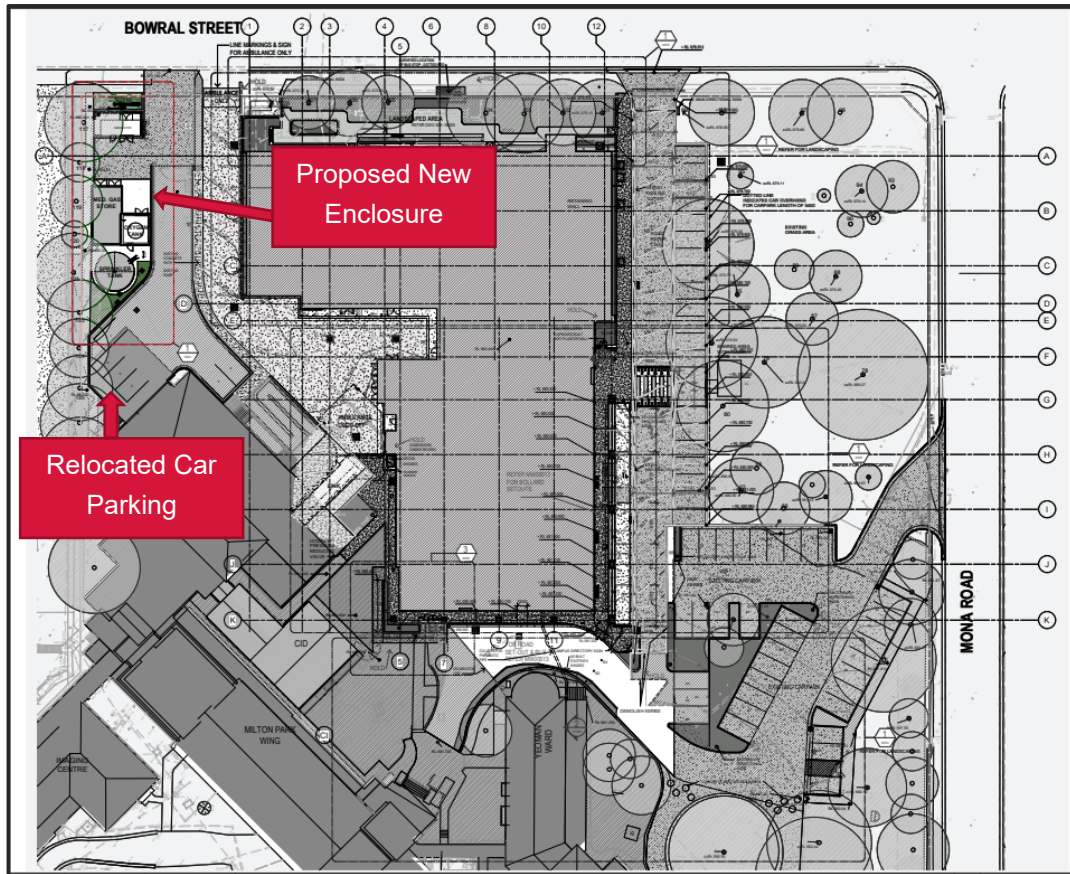


Figure 4 | Proposed Site Layout (Source: Modification Report)

The proposed relocation of the enclosure requires the subsequent relocation of five existing car parking spaces to the south of the enclosure in front of the Emergency Department (see **Figure 5**). There is no net reduction in the car parking across the site as a result of the modification. Additional landscaping is proposed for original location of the medical gas and oxygen enclosure.

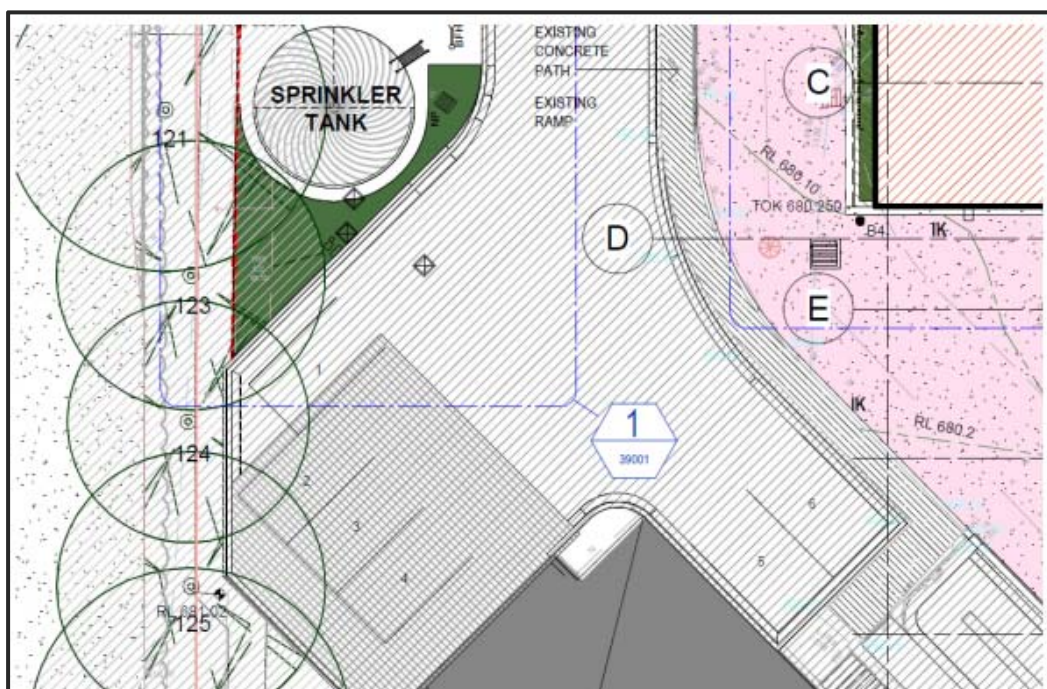


Figure 5 | Car Parking Changes (Source: Modification Report)

The Department is satisfied that the proposed modifications to the site layout and relocation of the medical gas and oxygen enclosure are acceptable. The modifications are minor in nature and allow future flexibility for any further hospital expansion. The amended site landscaping and relocation of car parking as subsequent changes is necessary to allow the relocation of the enclosure. The new enclosure itself will be modest in size and design and partially screened by trees. The Department, therefore, concludes that the proposed amendments to the site are acceptable and would not result in any adverse visual, aesthetic or amenity impacts.

5.2 Hazards and Risk

The Applicant has identified that no net increase of dangerous goods will be used on site and the modification relates to the relocation of the medical and gas enclosures. The Department's assessment of the potential risk concluded that the original application was not considered as potentially hazardous and no further risk assessment was required. Although the proposal seeks to relocate medical and gas enclosures the Department notes that the types of dangerous goods in the proposal are not distance based and therefore the proposal remains as potentially not hazardous.

The Department is satisfied that the proposed modifications do not alter the risk in relation to dangerous goods and that the relocation will provide a more accessible enclosure to Bowral Street. The Department, therefore, concludes that there is no increase in risks associated with this development as a result of the modification and is therefore acceptable.

6 Evaluation

Department has reviewed the proposed modification, assessed the merits of the modified proposal, and all environmental issues associated with the proposal have been thoroughly addressed.

The Department's assessment concludes that the proposed relocation of medical and gas enclosures and generator will not impact the risk of the storage of dangerous goods will provide a better outcome in terms of site layout and function. The design was altered following consultation with relevant stakeholders and will allow for future expansion if it is required. The Department is therefore satisfied that the proposed changes will result in a satisfactory design outcome for the site.

The Department considers that the application is consistent with the objects of the EP&A Act and State Priorities. The development as modified would be substantially the same as that originally approved.

The Department concludes the impacts of the proposed modification are acceptable. Consequently, the Department considers the development is in the public interest, the modification application should be approved.

7 Recommendation

It is recommended that the Director, Social and Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report
- **determines** that the application SSD 8980 MOD 2 falls within the scope of section 4.55(1A) of the EP&A Act
- **forms the opinion** under section 7.17(2)(c) of the *Biodiversity Conservation Act 2016* that a biodiversity assessment report is not required to be submitted with this application as the modification will not increase the impact on biodiversity values of the site.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification
- **modify** the consent SSD 8980
- **signs** the attached approval of the modification (**Appendix B**).

Recommended by:



Caleb Ball
Planning Officer
Social Infrastructure

Recommended by:



David Gibson
Team Leader
Social Infrastructure

8 Determination

The recommendation is **adopted** by:

A handwritten signature in black ink, appearing to be 'KH' followed by a long horizontal stroke.

28 August 2020

Karen Harragon

Director

Social and Infrastructure Assessments

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendix A – List of referenced documents

List of all the key documents relied on by the Department in its assessment

1. Modification Report and Appendices
<https://www.planningportal.nsw.gov.au/major-projects/project/34391>
2. Further Information
<https://www.planningportal.nsw.gov.au/major-projects/project/34391>

Appendix B – Instrument of Modification

<https://www.planningportal.nsw.gov.au/major-projects/project/34391>

Appendix C – Consolidated Consent

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