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Your Ref: SSD 8980

Mr David Gibson
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Planning & Environment
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Dear Mr Gibson,

RE: Bowral and District Hospital Redevelopment, 97-103 Bowral Street, Bowral – Notice of Public Exhibition. (SSD 8980)

I refer to your e-mail dated 27 August 2018 inviting comments on the above State Significant Development for the redevelopment of the Bowral and District Hospital located at 97-103 Bowral Street, Bowral in the Wingecarribee Local Government Area. Proposal includes the construction of a four storey (including plant level) building to provide clinical services including medical, mental health, maternity, paediatric and perioperative wards, new emergency department, car parking, reconfiguration of public and ambulance entry, integration of pedestrian links to existing building and services and associated landscaping, signage, infrastructure and service works.

As delegate of the Heritage Council of NSW, I provide the following comments:

- It is noted that the subject Hospital site is not listed on the State Heritage Register.
- The proposed redevelopment does not propose to alter the fabric of the following items identified on the SHR and in a local Conservation Area, which are located in the vicinity of the subject site:
 - a) The Bradman Oval and Collection of Cricket Memorabilia (SHR No. 01399) located to the North, on the opposite side of Bowral Street.
 - b) The Bowral Heritage Conservation Area (LEP 2010, item No.C089, C059 & C235) the above SHR items are also located within this Conservation Area.Thus, it is unlikely the subject re-development would have any adverse physical or visual impact on identified significant views to and from the heritage items and the Conservation Area.
- Although the subject site does not have a heritage listing it has some local historical and social significance, together with some aesthetic significance arising out of the original buildings and the landscaping. The proposed redevelopment is unlikely to have any impact on this significance.
- It is noted that the Environmental Impact Statement EIS submitted and currently on exhibition includes a Heritage Impact Statement by Weir Phillips dated June 2018 that satisfies the requirements of the Heritage Council.
- There are no identified areas of archaeological potential on this site and it is considered that there is a nil to low likelihood of archaeological remains to be present. However, in order to protect any unexpected finds, it is recommended that a condition be placed on any approval requiring the construction management plan for the project to include unexpected finds procedure for historical archaeology.



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If you have any questions regarding the above advice, please feel free to contact Mariana Martin, Heritage Assessment Officer, Heritage Division, Office of Environment and Heritage, at e-mail: mariana.martin@environment.nsw.gov.au or on telephone: 9873 8527.

Yours sincerely

Rajeev Maini

Senior Team Leader

Regional Heritage Assessments South

Heritage Division, Office of Environment and Heritage

As Delegate of the Heritage Council of NSW

27 September 2018