


SSD 8980 Bowral & District Hospital Redevelopment - Response to Submissions Table (Agency)

Issues Raised by Agencies and Organisations		Proponent's Response																																																																																																								
1	Department of Planning & Environment																																																																																																									
1.1	<ul style="list-style-type: none">To ensure that the preliminary risk screening in Appendix 21 is performed in accordance with the Department's Applying SEPP 33 guideline, please clarify if liquified oxygen is stored within the hospital in bulk cryogenic storage tanks. If so, the maximum storage quantity (liquid oxygen, S.G. ~1.2) in these tanks must be compared with the 5 tonne screening threshold quantity in Applying SEPP 33, given that oxygen is dangerous goods sub-risk 5.1. If the 5 tonne screening quantity is exceeded, a Preliminary Hazard Analysis (PHA) is to be submitted to include considerations under AS 1894.	<ul style="list-style-type: none">The bulk oxygen tank capacity will be a 3000 litre tank. The medical gas store room adjacent to the oxygen tank will include 2 oxygen man packs, nitrous oxide, tool air, CO2, Oxygen inhaler , and oxygen medical air. It is understood based on AS4332, oxygen is categorised as non flammable, oxidizing gas that will not be categorised as a dangerous good.The thresholds have are not exceeded.																																																																																																								
1.2	<ul style="list-style-type: none">The submitted plant schedule provides that six species of trees are to be planted on site, however there is no indication of the number of trees to be planted or their proposed location on the submitted landscape plans.	<ul style="list-style-type: none">The SSDA plant schedule was an indicative species list, detailed planting design has been undertaken in the DD phase, please refer to updated landscape report and plans for proposed tree species (appendix D1, 2, 3).																																																																																																								
1.3	<ul style="list-style-type: none">the 'main entry and carpark' landscape plan (drawing no.005, issue C) includes several trees along Mona Road frontage identified as tree no/s T40-T45, however there is no mention of these trees in the submitted arborist report.	<ul style="list-style-type: none">The landscape plan has been revised to reflect a number of trees which were removed following an arborist report necessitated their removal.Trees 40-45 were identified for removal due to defects.However in order to retain as many tree as possible, Trees 40, 43, and 44 have been identified as to be retained, subject to appropriate tree protection measures. Additional aboricultural details can be found below; <table><tr><td>40</td><td><i>Prunus serrulata</i></td><td>3</td><td>3</td><td>100</td><td>2.0</td><td>70%</td><td>M</td><td>Borer, Lopped branches</td><td>Garden bed</td><td>Nil</td><td>L</td><td>ZZ4</td></tr><tr><td>41</td><td><i>Japonica cryptomeria</i></td><td>8</td><td>3</td><td>350</td><td>4.2</td><td>70%</td><td>M</td><td>Poor form</td><td>Garden bed</td><td>Nil</td><td>M</td><td>Z10</td></tr><tr><td>42</td><td><i>Prunus serrulata</i></td><td>3</td><td>3</td><td>100</td><td>2.0</td><td>70%</td><td>M</td><td>Borer, Lopped branches</td><td>Garden bed</td><td>Nil</td><td>L</td><td>ZZ4</td></tr><tr><td>43</td><td><i>Japonica cryptomeria</i></td><td>9</td><td>4</td><td>350</td><td>4.2</td><td>80%</td><td>M</td><td>Multi-trunked</td><td>Garden bed</td><td>Nil</td><td>M</td><td>Z9</td></tr></table> <div><div>Report on trees at Bowral & District Hospital, Bowral Street, Bowral for Health Infrastructure NSW Ref: Bowral Hospital_AIA and MS_REF Enabling Works.doc – 09/11/17 Naturally Trees Arboricultural Consulting © www.naturallytrees.com.au</div><div></div></div> <table><tr><th>No.</th><th>Genus species</th><th>Height</th><th>Spread</th><th>DBH</th><th>TPZ</th><th>Foliage %</th><th>Age class</th><th>Defects/Comment</th><th>Location</th><th>Services</th><th>Significance</th><th>Tree AZ</th></tr><tr><td>44</td><td><i>Prunus serrulata</i></td><td>3</td><td>3</td><td>100</td><td>2.0</td><td>70%</td><td>M</td><td>Borer, Lopped branches</td><td>Garden bed</td><td>Nil</td><td>L</td><td>ZZ4</td></tr><tr><td>45</td><td><i>Liquidambar styraciflua</i></td><td>14</td><td>14</td><td>600</td><td>7.2</td><td>60%</td><td>O</td><td>Basal cavity</td><td>Grass</td><td>Adjacent structure</td><td>H</td><td>ZZ5</td></tr><tr><td>46</td><td><i>Picea sp</i></td><td>22</td><td>10</td><td>600</td><td>7.2</td><td>80%</td><td>M</td><td>Nil</td><td>Grass</td><td>Nil</td><td>H</td><td>AA1</td></tr></table>	40	<i>Prunus serrulata</i>	3	3	100	2.0	70%	M	Borer, Lopped branches	Garden bed	Nil	L	ZZ4	41	<i>Japonica cryptomeria</i>	8	3	350	4.2	70%	M	Poor form	Garden bed	Nil	M	Z10	42	<i>Prunus serrulata</i>	3	3	100	2.0	70%	M	Borer, Lopped branches	Garden bed	Nil	L	ZZ4	43	<i>Japonica cryptomeria</i>	9	4	350	4.2	80%	M	Multi-trunked	Garden bed	Nil	M	Z9	No.	Genus species	Height	Spread	DBH	TPZ	Foliage %	Age class	Defects/Comment	Location	Services	Significance	Tree AZ	44	<i>Prunus serrulata</i>	3	3	100	2.0	70%	M	Borer, Lopped branches	Garden bed	Nil	L	ZZ4	45	<i>Liquidambar styraciflua</i>	14	14	600	7.2	60%	O	Basal cavity	Grass	Adjacent structure	H	ZZ5	46	<i>Picea sp</i>	22	10	600	7.2	80%	M	Nil	Grass	Nil	H	AA1
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2	Wingecarribee Shire Council	
2.1	<ul style="list-style-type: none"> Thankyou for the opportunity to comment on the above application, please forgive the lateness of Council's response. Council generally raises no objection to the proposed development, but offers the following comments with regard to vehicular traffic and heritage considerations: 	
2.2	Vehicular traffic and parking	
2.3	<ul style="list-style-type: none"> The locality is subject to considerable traffic congestion and high demand for vehicle parking facilities. It is important that the development will provide adequate and sufficient vehicle entry and exit, manoeuvring, parking and loading unloading facilities for all vehicles associated with both its construction and ongoing operation. 	<ul style="list-style-type: none"> The proposal is considered satisfactory in this regard. Please refer to the GTA submission at appendix B.1 and B.2 for additional information to that supplied with the EIS. RMS have raised no objection.
2.3	Heritage	
2.5	a) The development site is in proximity to a heritage consideration area and heritage items, including the Bradman Museum Collection and Grandstand and Bradman Oval, which are of State heritage significance.	<ul style="list-style-type: none"> Noted. The Heritage Impact Statement considers the heritage conservation area and the adjacent heritage items including the Bradman Museum Collection, Grandstand and Bradman Oval.
2.6	b) In 2009 as part of council's Heritage Survey Project, the Bowral District Cottage Hospital was recommended as a heritage item. This is the 19th Century Section behind the Private Hospital and accessible from Sheffield Road. The Heritage Impact Statement accompanying SSD 17_8980 assesses all the building on the site for their heritage potential and not only confirms the heritage significance of the original hospital but the buildings of later periods that collectively make up the hospital campus. Given Council and the developer both acknowledge the heritage significance of the site and Council is not in a position to pursue heritage listing at this time, it is recommended that heritage interpretation of the site be undertaken to recognise and promote the site's heritage significance and importance to the community.	<ul style="list-style-type: none"> Noted, the sites heritage significance is acknowledged by this development. A heritage interpretation strategy will be developed as part of the reuse existing hospital buildings, which will be vacated as part of this application.
2.7	c) The retention of the circular driveway and entrance to the 1930s wing of the hospital is supported.	<ul style="list-style-type: none"> Noted & Agreed.
2.8	d) The retention of the garden area and the pin oaks along Bowral Street is supported as they make a positive contribution to the setting of the buildings on the site and are themselves significant in size and species.	<ul style="list-style-type: none"> Noted & Agreed.
2.9	e) Replacement tree species should be similar to those that are already on site or those that are being removed. The current open gardens are characterised by a mix of deciduous and evergreen species, mainly European deciduous species with flowering spring trees. A similar palette of species is recommended.	<ul style="list-style-type: none"> Noted & Agreed.
2.10	f) In relation to trees that serve a memorial function, where trees with plaques are proposed to be removed they should be either moved or replaced by the same or similar species and the	<ul style="list-style-type: none"> Noted & Agreed.

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	removed plaques reinstated and augmented by additional information indicating that the trees is a replacement or has been moved from its original location.	
3	NSW Government Architect's Office	
3.1	The proposed redevelopment adds additional hospital facilities to a complex and challenging site and is generally supported. The following comments are offered.	
3.2	Site strategy and master planning	
3.3	<ul style="list-style-type: none"> The proposed building is located on the north-eastern portion of the hospital site, replacing an existing carpark and landscaping. Under the proposal, all existing buildings are to be retained, however it is understood the demolition of the adjacent ED ramp has been considered. A detailed masterplan is required to illustrate how the proposed building has been designed and located to integrate with existing buildings and support future hospital development. 	<ul style="list-style-type: none"> The clinical masterplan developed by MSJ has been attached to their submission. Please note that this is developed for clinical purposes, however it demonstrates the design development (refer to Appendix A.7)
3.4	Entry, site connections and landscaping	
3.5	<ul style="list-style-type: none"> The public entrance to the proposed building is via a linear carpark on the east of the site, adjacent to a culturally significant area of landscaping. A shared-zone pedestrian connection would improve access between the public entrance and the landscape and should be investigated. The colonnade to the south of the main entry would benefit from public seating, low level windows and doors to improve physical and visual access to outdoor space. Strategies should be developed for ensuring the ambulance entry is not mistaken for the public entrance which is moved under the proposal. 	<ul style="list-style-type: none"> As noted in section 3 in the RtS from MSJ located at Appendix A.1, the site works and landscape plan have been developed to address public spaces and amenity with the following elements: <ul style="list-style-type: none"> a shared pedestrian zone/wombat crossing to improve public access to the existing culturally significant area of landscaping; the development of a timber deck seating area in the landscape opposite the main entry access via the shared crossing area; public seating is located along the colonnade area along the main drop off area and main entry; both the main entry reception / lift lobby and waiting area long with emergency waiting area are located to view the landscape beyond. These are further detailed in appendix D.1 and D.2 Landscape Design Development report.
3.6	<ul style="list-style-type: none"> It is unclear how the proposed building integrates with and is accessed from existing hospital buildings and other parts of the site. Visitors unfamiliar with the hospital should be able to intuitively navigate to the ED from any of the bounding roads, while journeys to the new building from other hospital buildings should be simple and direct. A detailed site plan should be provided to verify good site connections and service access to the proposed building. The substation and generator appear to be located within a pleasant courtyard space. A less obtrusive location should be considered. 	<ul style="list-style-type: none"> Appendix A.3 Wayfinding Strategy prepared by MSJ, when read in conjunction with the architecture and landscape plans demonstrates that the new hospital building will be a gateway to the rest of the site. A number of the existing uses on site will be relocated into the new facilities. External roadway and site directional signage has been developed to ensure that the main entry will be clearly identified and not confused with Ambulance Entry. Building signage includes an illuminated Emergency Sign on the facade which can clearly be seen from a distance and defines the entry to the Emergency Department. Initial details of all the signage can be seen in the Appendix A.3 Wayfinding DD Report. The Site Plan and Landscape proposals have been further developed to better connect the New Building with the Administration building and other parts of the hospital via the Milton Park building. A Campus Directory Information Sign is also provided at key locations. Whilst the generator and medical gas storage units are required to be centrally located due to site and service restrictions, they are used

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		to provide a screen between the public domain and the staff garden which is being developed on the western part of the site. These services structures will be further screened by landscape.
3.7	<ul style="list-style-type: none"> Internal Amenity 	
3.8	<ul style="list-style-type: none"> Further to the practical requirements of clinical healthcare, the interior design should allow for a comfortable, relaxed visitor experience while supporting patient recovery. Good physical and visual access to landscaped areas should be provided from internal areas. While patient amenity has been considered in the small gathering spaces located between in-patient rooms, which provide access to external areas, additional strategies to achieve high levels of internal amenity for patients, staff and visitors should be developed. While the voids adjacent to the stairs on Level 1 and Level 2 increase the scale and amount of light to the waiting areas, in plan these areas appear undersized. Detailed analysis in plan, section and 3D is required to ensure these areas have a high level of amenity and provide for different groups of people to sit with some degree of separation. A readily accessible café would be an improvement. 	<ul style="list-style-type: none"> As noted in section 4 in the RtS from MSJ the interior design has been developed in a manner that decreases the clinical nature of the space and provides domestic styled spaces with a variety of public and semi-public seating spaces. The sizes of these spaces are determined through consultation with user groups and the Australasian Health Guidelines. They are considered satisfactory and consistent with best practice. At this stage a cafe is not proposed, however two cafes are located with an easy walk of 200m from the main entry.
3.9	<ul style="list-style-type: none"> Built form and articulation 	
3.10	<ul style="list-style-type: none"> The proposed built form and materials palette is generally supported as being sympathetic to the existing hospital buildings and local character. The use of locally produced bricks would be supported. Modulation and articulation of the brick façade, particularly around the windows should be incorporated to add visual interest and break up an otherwise uniform expanse of brick. The painted blue board façade should be detailed to ensure it is robust, durable and easily serviced. 	<ul style="list-style-type: none"> The proposed built form and materials palette is articulated with window modulation and articulation of the brick façade. Consultation with user groups and the Community has led to the proposed combination of the modulated brick and lightweight cladding. Further design development and consideration is being given to the proposed blue board to ensure it is robust, durable and easily serviced, with the location of planters and screens providing protection and service access.
3.11	<ul style="list-style-type: none"> ESD strategy 	
3.12	<ul style="list-style-type: none"> An ESD strategy should be provided, identifying and committing to ESD targets via the adoption of a ratings system such as Green Star. Solar power generation, solar water heating, external solar shading and rainwater systems should also be incorporated in the proposal. 	<ul style="list-style-type: none"> An ESD Strategy has been developed outlining the broad initiative to be used in the design and assessing those through the development of the design, documentation, construction and operation, using the green star Health Care rating system. This supplements the broader strategy outlined in Appendix 26 of the EIS. The report is located at Appendix A.4, 5 and E, with a Green Star Compliance Checklist for MSJ to progress during the course of the project.
3.13	<ul style="list-style-type: none"> Public art, cultural heritage and community consultation 	
3.14	<ul style="list-style-type: none"> The proposed development should support the specific needs and reflect the cultural heritage of the diverse community it services, including the local Aboriginal community. Consultation and engagement is crucial to identify specific cultural needs and to verify the proposal is welcoming, accommodating and supportive. An integrated public art strategy should be developed to respond to community cultural heritage. It is recommended that art be integrated with the architecture and landscape design to reduce the risk that it is not included in the completed redevelopment. 	<ul style="list-style-type: none"> Consultation both undertaken and planned includes that with the 'User Group Meetings' which has allowed the project team to access a number of different groups including members of the local community and local Aboriginal community to ensure local needs are supported. <p>The following items have been identified to date:</p> <p>Aboriginal Healing Space;</p>

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	<ul style="list-style-type: none"> An outdoor area has been identified to be developed in consultation with the Local Aboriginal Community. Please refer to Appendix A.1 for the DD Site Plan and Appendix D.1 & D.2 Landscape Plan report. <p>Existing Administration Building Gardens</p> <ul style="list-style-type: none"> Consultation with the Local Community further revealed that the existing Administration Building, the former main hospital entry with its circular driveway has significant cultural heritage importance to the local Bowral community, furthermore consultation has identified the following actions to ensure that their values are incorporated into key deliverables; <ul style="list-style-type: none"> enhancing the circular driveway as a pedestrian only zone allowing the community to contemplate in the existing memorial garden without the intrusion of cars. developing the space to allow the hospital to join in Bowral's yearly Tulip Festival Public Art Strategy <p>Public Art Strategy</p> <ul style="list-style-type: none"> The development of this has been discussed and some of the initial ideas to be expanded upon in consultation with the community include: <ul style="list-style-type: none"> Large format photographic images forming a key image and associated colour theme on each level. Use of indigenous flora as a motif or digital image which for a part of and extend from the main department wayfinding signs to small meeting/interview rooms. Identification of spaces in each department for potential artwork locations. An initial overview of these elements can be seen in Appendix A.6 Public Art Tracking Plans along with the Landscape and Wayfinding DD Reports. These are to be developed further in consultation with the users and the community to ensure the proposals are culturally specific, welcoming and supportive.
3.15	<ul style="list-style-type: none"> In summary, our recommendations are as follows:
3.16	<ul style="list-style-type: none"> Provide a masterplan verifying medium to long term site strategy
3.17	<ul style="list-style-type: none"> Develop clear wayfinding strategy to hospital entry
3.18	<ul style="list-style-type: none"> Provide better connection from hospital entrance to landscape
3.19	<ul style="list-style-type: none"> Activate colonnade space
3.20	<ul style="list-style-type: none"> Ensure good through-site public connections

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3.21	<ul style="list-style-type: none"> Consider relocating generator and substation 	<ul style="list-style-type: none"> As noted above the generator and substation require a central location, refer to Appendix D.2 for the Landscape Design Development Report.
3.22	<ul style="list-style-type: none"> Detail strategies for providing good internal amenity, considering a café. 	<ul style="list-style-type: none"> While a café was not able to be accommodated in this proposal, strategies detailing how a good amenity is provided to all users is detailed in the MSJ RtS and attachments.
3.23	<ul style="list-style-type: none"> Detail ESD strategy 	<ul style="list-style-type: none"> Refer to strategy outlined in Appendix 26 of the EIS, and appendix A.4, 5 and appendix E and A.5 of this RtS for the ESD Report and Green Star Checklist.
3.24	<ul style="list-style-type: none"> Detail strategies for meeting the specific needs of the local community including Aboriginal community 	<ul style="list-style-type: none"> Refer to MSJ Reponse to Submission and attachments (Appendix A) which includes measures aimed at ensuring the specific needs of the local community including the Aboriginal community are represented.
4	Roads and Maritime Services	
4.1	<ul style="list-style-type: none"> RMS has completed an assessment of the development, based on the information provided and notes: <ul style="list-style-type: none"> The development is located on Bowral Street, a local unclassified road; and The redevelopment proposes to increase the existing traffic generation from 132 vehicles per hour to 134 vehicles per hour. Given the above, RMS does not believe the development will have a significant impact on the State Road Network and on this basis, does not object to the state significant development. 	<ul style="list-style-type: none"> Noted. Additional information previously submitted to the RMS has been included at Appendix B.2 for information. No further action required.
5	Water NSW	
5.1	<ul style="list-style-type: none"> WaterNSW appreciates the opportunity to provide comment on the EIS as the proposed state significant development is located within the Sydney Drinking Water Catchment. WaterNSW has reviewed the EIS prepared by City Plan Services (dated August 2018) and the relevant appendices, undertaken a site inspection and has the following comments: 	
5.2	<ul style="list-style-type: none"> 1. WaterNSW considers a neutral or beneficial effect (NorBE) on water quality can be achieved for the proposal if the proposed stormwater quality treatment measures are installed and constructed as per the design and maintained and assuming the Bowral sewage treatment plant (STP) has the capacity to treat increased flows from the redeveloped hospital (see point 2 below). 	<ul style="list-style-type: none"> Noted & Agreed.
5.3	<ul style="list-style-type: none"> 2. The EIS states that the condition, capacity, compliance reliability and efficiency of the existing sewerage system is suitable for connection, however that the capacity of the system downstream is still to be determined by the Council. The hospital re-development involves increasing hospital beds from 91 to 141 (130 to 241 Equivalent Tenements) resulting in the increase in the Peak Dry Weather Flow from the site from 1.366 to 2.117 L/s. WaterNSW has previously expressed concerns to Wingecarribee Shire Council (WSC) for other 	<ul style="list-style-type: none"> The Sewer Consultant has found the proposal to require a negligible capacity increase, finding the STP capacity to be satisfactory at this stage. However as part of the early work and enhancement program, Health Infrastructure is replacing the existing damaged sewer line with a new improved line in consultation with Wingecarribee Shire Council. These works have commenced.

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	developments in the area that the Bowral STP is operating at or near to design capacity and that the rate of development within Bowral would require upgrades to the STP. WSC is currently implementing programs to reduce the amount of stormwater infiltration into the reticulated sewerage system and plan to upgrade the STP. WaterNSW requests that the NSW Health Infrastructure confirms with WSC that the existing Bowral sewerage treatment plant and associated reticulated system have the capacity for the increased wastewater loading from the proposal until the STP is upgraded.	
5.4	<ul style="list-style-type: none"> 3. WaterNSW notes that no rainwater capture or re-use is proposed, with a likely negative cost-benefit ratio cited as the reason for its non-inclusion. WaterNSW considers that it is good practice for stormwater management to incorporate capture of roof runoff in rainwater tanks from the building extensions and reuse for toilet flushing and landscape irrigation. 	<ul style="list-style-type: none"> Rainwater re-use is not considered appropriate for the nature of the facility due to health standards.
5.5	<ul style="list-style-type: none"> WaterNSW would appreciate having further opportunity to comment on this project as the assessment progresses including input into draft conditions of approval. 	<ul style="list-style-type: none"> Noted.
6	Transport for NSW	
6.1	<ul style="list-style-type: none"> Active Transport 	
6.2	<ul style="list-style-type: none"> Future development iterations should: <ul style="list-style-type: none"> Implement wayfinding strategies including safe marked walkways in proposed carpark improvements and Green Travel Plan/Travel Access Guide to assist with increasing the mode share of walking and cycling for staff, out-patients and visitors. 	<ul style="list-style-type: none"> The proposal will incorporate clear wayfinding strategies to provide patients, staff and visitors with information for their arrival and access within the Hospital (Appendix A.3). Section 7 of the Transport Impact Assessment 9Appendix 5 of the EIS) outlines opportunities and strategies that could be implemented, however it is noted that this proposal only generates a minimal number of additional vehicle trips and therefore these travel demand strategies are not required for this proposal. Refer to Appendix B.1 for further discussion.
6.3	<ul style="list-style-type: none"> A Construction Management Plan should be developed to ensure the surrounding road network impacts are mitigated and do not impinge on pedestrians, cyclists and the operations of the bus network. Pedestrian movements along footways are to be maintained at all times during construction activities. Should the development require closure to the facility, adequate safety and diversion measures will need to be implemented to limit time delay and detour distances. 	<ul style="list-style-type: none"> Noted & Agreed.
6.4	<ul style="list-style-type: none"> Bus Infrastructure 	
6.5	<ul style="list-style-type: none"> The current Bowral and District hospital is well serviced by Public Transport with 4 services (808, 811, 814, & 815) and has 3 bus stops bordering the site. In relation to changes to bus stop locations, the proponent is advised to ensure: <ul style="list-style-type: none"> All access requirements are compliant (DDA and DSAPT requirements). To consult with the local operator (Berrima Buslines) and TfNSW. 	<ul style="list-style-type: none"> The bus stop is being relocated approximately 22m from its existing location. This has been approved by Wingecarribee Shire Council Traffic Committee, which included consultation with the local operator.
7	CASA	

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7.1	<ul style="list-style-type: none"> CASA has reviewed the development application and has no comment to make. 	<ul style="list-style-type: none"> Noted.
8	Office of Environment and Heritage – Heritage Council	
8.1	<ul style="list-style-type: none"> As a delegate of the Heritage Council of NSW, I provide the following comments: 	
8.2	<ul style="list-style-type: none"> It is noted that the subject Hospital site is not listed on the State Heritage Register. 	<ul style="list-style-type: none"> Noted.
8.3	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Noted.
8.4	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Noted.
8.5	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Noted.
8.6	<ul style="list-style-type: none"> There are no identified areas of archaeological potential on this site and it is considered there is a nil to low likelihood of archaeological 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. 	<ul style="list-style-type: none"> Noted & agreed.
9	Endeavour Energy	
9.1	<ul style="list-style-type: none"> Subject to the foregoing and the following recommendations and comments Endeavour Energy has no objection to the Development Application. 	
9.2	<ul style="list-style-type: none"> Network Capacity / Connection 	
9.3	<ul style="list-style-type: none"> The fact that provision is being made for the substation is a positive. Endeavour Energy's general requirements is for a padmount substation easement to have a minimum size of 2.75 x 5.5 m and also have the additional restrictions for fire rating (and possibly swimming pools and spas which in this instance does not appear to be applicable) which should not affect any adjoining property, be at ground level and have direct access from a public street or be supported by an appropriate right of access. Generally it is the Level 3 Accredited Service Provider's (ASP) responsibility (engaged by the developer) to make sure that the substation 	<ul style="list-style-type: none"> Agreed. Please note that DEP Consulting has been engaged as the level 3 Designer on the project. The level 3 design is nearing completion and will be sent to Endeavour Energy for review and certification once complete.

Issues Raised by Agencies and Organisations		Proponent's Response
	location and design complies with Endeavour Energy's standards the suitability of access, safety clearances, fire ratings, flooding etc.	
9.4	<ul style="list-style-type: none"> Please find attached for the applicant's information copies of Endeavour Energy's: <ul style="list-style-type: none"> o Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' o Mains Construction Instruction MCI 0006 'Underground distribution construction standards manual', Section 7 'Substations & Switching Stations'. o Mains Design Instruction MDI 0028 'Underground distribution network design'. 	<ul style="list-style-type: none"> Noted. DEP consulting will use these Endeavour Energy Standards to complete their design.
9.5	<ul style="list-style-type: none"> Endeavour Energy's Network Connections Branch have advised that they are presently reviewing the proposed method of supply (PMOS) and in due course will issue a Design Brief (Endeavour Energy reference Urban Local Government ULL2727) ULL2727) to advise the Level 3 ASP of the supply requirements for the Bowral and District Hospital Redevelopment'. For further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or on Endeavour Energy's website under 'Home > Residential and business > Connecting to our network' via the following link: http://www.endeavourenergy.com.au/ 	<ul style="list-style-type: none"> The relevant design brief has been forwarded to DEP for their incorporation into the Level 3 design.
9.6	<ul style="list-style-type: none"> Earthing 	
9.7	<ul style="list-style-type: none"> The construction of any building or structure (including fencing, signage, flag poles etc.) whether temporary or permanent that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with Australian/New Zealand Standard AS/NZS 3000:2007 'Electrical installations' to ensure that there is adequate connection to the earth. Inadequate connection to the earth places persons, equipment connected to the network and the electricity network itself at risk if there is a leaking/fault current which cannot flow into the grounding system and be properly dissipated. 	<ul style="list-style-type: none"> Agreed. Earthing in accordance with AS3000 shall be provided to all structures and objects in close proximity to the Endeavour Energy substation.
9.8	<ul style="list-style-type: none"> Prudent Avoidance 	
9.10	<ul style="list-style-type: none"> The electricity network is operational 24/7/365 i.e.. all day, every day of the year. The electricity industry has adopted a policy of prudent avoidance by doing what can be done without undue inconvenience and at modest expense to avert the possible risk to health from exposure to emissions form electricity infrastructure such as electric and magnetic fields (EMF) and noise which generally increase the higher the voltage i.e.. Endeavour Energy's network ranges from low voltage (normally not exceeding 1,000 volts) to high voltage (normally exceeding 1,000 volts but not exceeding 132,000 volts / 132 kV). In practical terms this means that when designing new transmission and distribution facilities, consideration is given to locating them where exposure to the more sensitive uses is reduced and increasing separation distances. Endeavour Energy believes that likewise Council should also adopt a policy of prudent avoidance by the siting of more sensitive uses away from any electricity infrastructure – including any possible future electricity infrastructure required to facilitate the proposed 	<ul style="list-style-type: none"> As Accredited level 3 Designers, DEP will consider Endeavour Energy's policy on prudent avoidance whilst completing the Level 3 design.

Issues Raised by Agencies and Organisations		Proponent's Response
	development. Even with less sensitive non-residential development, Endeavour Energy believes that a policy of prudent avoidance should be considered.	
9.11	<ul style="list-style-type: none"> Please find attached a copy of ENA's 'Electric & Magnetic Fields – What We Know, January 2014' which can also be accessed via the ENA's website at http://www.ena.asn.au/ and provides the following advice: <i>Localised EMFs may also be encountered in specific situations such as near substations, underground cables, specialised electrical equipment, or at elevated locations near lines. Note that the strengths of EMFs decrease rapidly with distance from the source.</i> Typical magnetic field measurements associated with Endeavour Energy's activities and assets given the required easement widths, safety clearances etc. and having a maximum voltage of 132,000 volt / 132 kV, will with the observance of these separation distances not exceed the recommended magnetic field public exposure limits. 	<ul style="list-style-type: none"> Noted & Agreed.
9.12	<ul style="list-style-type: none"> Network Access 	
9.13	<ul style="list-style-type: none"> It is imperative that the access to the existing electrical infrastructure within the precincts is maintained at all times. To ensure that supply electricity is available to the community, access to the electricity infrastructure may be required at any time. Restricted access to electricity infrastructure by maintenance workers causes delays in power restoration and may have severe consequences in the event of an emergency. 	<ul style="list-style-type: none"> Access to the main switch room will be maintained via the use of the 'E' key by Endeavour Energy.
9.14	<ul style="list-style-type: none"> Vegetation Management 	
9.15	<ul style="list-style-type: none"> The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become a potential safety risk, cause of bush fire, restrict access or result in the interruption of supply. Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the Electricity Supply Act 1995 (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered. Please find attached for the applicant's reference a copy Endeavour Energy's 'Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations'. 	<ul style="list-style-type: none"> Noted & Agreed.
9.16	<ul style="list-style-type: none"> Dial before you dig 	

Issues Raised by Agencies and Organisations		Proponent's Response
9.17	<ul style="list-style-type: none"> Before commencing any underground activity the applicant is required to obtain advice from the Dial Before You Dig 1100 service in accordance with the requirements of the Electricity Supply Act 1995 (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical and other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk. 	<ul style="list-style-type: none"> Noted & Agreed, a DBYD has been undertaken for the site.
9.18	<ul style="list-style-type: none"> Excavation 	
9.19	<ul style="list-style-type: none"> Applicant should be advised of the following object of Section 49A 'Excavation work affecting electricity works' of the Electricity Supply Act 1995 (NSW) covering the carrying out or proposed carrying out of excavation work in, on or near Endeavour Energy's electrical infrastructure. 	<ul style="list-style-type: none"> Noted & Agreed.
9.20	<ul style="list-style-type: none"> Excavation in proximity of electricity infrastructure can affect its integrity. If any excavation work affects Endeavour Energy's electricity infrastructure, prior contact must be made to Endeavour Energy's Regional Service Central via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or alternately email Regional.ServicesCentral@endeavourenergy.com.au . 	<ul style="list-style-type: none"> Noted & Agreed.
9.21	<ul style="list-style-type: none"> Demolition 	
9.22	<ul style="list-style-type: none"> Demolition work is to be carried out in accordance with Australian Standard AS 2601—2001: 'The demolition of structures'. All electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works shall be disconnected i.e.. the existing customer service lines will need to be isolated and/or removed during demolition. Appropriate care must be taken to not otherwise interfere with any electrical infrastructure on or in the vicinity of the site e.g.. streetlight columns, power poles, overhead power lines and underground cables etc. 	<ul style="list-style-type: none"> Noted & Agreed.
9.23	<ul style="list-style-type: none"> Public Safety 	
9.24	<ul style="list-style-type: none"> Workers involved in work near electricity infrastructure run the risk of receiving an electric shock and causing substantial damage to plant and equipment. I have attached Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely. The public safety training resources are also available via Endeavour Energy's website via the following link: http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/community/nav/safety/safety+brochures If the applicant has any concerns over the proposed works in proximity of the electricity infrastructure, as part of a public safety initiative Endeavour Energy has set up an email account that is accessible by a range of multiple stakeholders across the company in order to 	<ul style="list-style-type: none"> Noted & Agreed.

Issues Raised by Agencies and Organisations		Proponent's Response
	provide more effective lines of communication with the general public who may be undertaking construction activities in proximity of electricity infrastructure such as builders, construction industry workers etc. The email address is Construction.Works@endeavourenergy.com.au.	
9.25	<ul style="list-style-type: none"> • Emergency Contact 	
9.26	<ul style="list-style-type: none"> • In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days. 	<ul style="list-style-type: none"> • Noted.
10	EPA	
10.1	<ul style="list-style-type: none"> • The EPA notes with concern: 	
10.2	<ul style="list-style-type: none"> • The proximity of the development to the adjoining Southern Highlands Private Hospital and surrounding residences; 	<ul style="list-style-type: none"> • The proposal was designed to minimise the environmental impact to the surrounding residential community and nearby private hospital.
10.3	<ul style="list-style-type: none"> • that it is unable to provide informed comments on the noise impacts of the proposed development as the EIS does not provide the minimum equivalent of "... one week's worth of valid data ..." required to properly establish background noise levels measured at the reasonably most or potentially most affected residences. 	<ul style="list-style-type: none"> • Refer to Appendix F of this report for an updated acoustic report. WGE notes that they have reviewed the data query and they consider the data to be valid.
10.4	<ul style="list-style-type: none"> • The EPA has identified the following site specific concerns based on the project information available on the Department of Planning and Environment major projects website: 	
10.5	<ul style="list-style-type: none"> • (a) the need for a detailed assessment of potential site contamination, including information about groundwater and a detailed assessment of the infrastructure and underground utilities following infrastructure and underground utilities following their demolition; 	<ul style="list-style-type: none"> • Noted, Environmental Investigation Services are of the opinion that the site can be made suitable for the proposed development provided the RAP (Appendix 35 of the EIS) is implemented accordingly.
10.6	<ul style="list-style-type: none"> • (b) construction phase noise and vibration impacts (including recommended standard construction hours and intra-day respite periods for highly instructive noise generating work) on noise sensitive receivers such as surrounding residences; 	<ul style="list-style-type: none"> • Noted. Refer to comments below.
10.7	<ul style="list-style-type: none"> • (c) construction phase dust control and management, 	<ul style="list-style-type: none"> • Noted. Refer to comments below.
10.8	<ul style="list-style-type: none"> • (d) construction phase erosion and sediment control and management; 	<ul style="list-style-type: none"> • Noted. Refer to comments below.
10.9	<ul style="list-style-type: none"> • (e) operational noise impacts on noise sensitive receivers (especially surrounding residences and the adjoining private hospital) arising from operational activities such as goods delivery, waste collection services and mechanical services (especially air conditioning plant); 	<ul style="list-style-type: none"> • Noted. Refer to comments below.
10.10	<ul style="list-style-type: none"> • (f) the need to assess feasible and reasonable noise mitigation and management measures to minimise operational noise impacts on surrounding residences and the adjoining private hospital 	<ul style="list-style-type: none"> • Noted. Refer to comments below.

Issues Raised by Agencies and Organisations		Proponent's Response
10.11	<ul style="list-style-type: none"> (g) operational management at the development site of 'regulated material' within the meaning of the Radiation Control Act and Regulation (including the need to vary the existing radiation management licence held by South Western Sydney Local Health); 	<ul style="list-style-type: none"> Noted. Refer to comments below.
10.12	<ul style="list-style-type: none"> (h) operational assessment, storage, handling, transport and disposal of 'clinical and related wastes'; 	<ul style="list-style-type: none"> Noted. Refer to comments below.
10.13	<ul style="list-style-type: none"> (i) design, installation and operation of any underground petroleum storage system proposed to serve back-up generators; 	<ul style="list-style-type: none"> Noted. Refer to comments below.
10.14	<ul style="list-style-type: none"> (j) opportunities to implement water sensitive urban design principles, including stormwater re-use; and 	<ul style="list-style-type: none"> Noted. Refer to comments below.
10.15	<ul style="list-style-type: none"> (k) practical opportunities to minimise consumption of energy generated from non-renewable sources and to implement effective energy efficiency measures. 	<ul style="list-style-type: none"> Noted. Refer to comments below.
10.16	Attachement A	
10.17	2.1 Construction Phase	
10.18	<ul style="list-style-type: none"> 1. The proponent be required (prior to commencing any work on the development site) to prepare and implement a revised procedure for identifying and dealing with unexpected finds of site contamination (including asbestos containing materials, lead-based paint and PCBs) and that the revised procedure includes details of who will be responsible for implementing the unexpected finds procedure and the roles and responsibilities of all parties involved; 	<ul style="list-style-type: none"> Noted & Agreed. A revised procedure will be prepared and incorporated into the revised Remediation Action Plan (RAP) once all of the data from the additional investigation has been processed.
10.19	<ul style="list-style-type: none"> 2. The proponent be required to ensure that following demolition of any existing structures, infrastructure and in ground utilities, further investigation be undertaken of soil contamination within the footprint of those structures and utilities prior to undertaking any construction. 	<ul style="list-style-type: none"> Noted & Agreed.
10.20	<ul style="list-style-type: none"> 3. The proponent be required to satisfy the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 'asbestos wastes'. 	<ul style="list-style-type: none"> Noted & Agreed. This has been flagged in Section 5.2 of the RAP (Appendix 35 of the EIS).
10.21	<ul style="list-style-type: none"> 4. The proponent be required to consult with Safework NSW concerning the handling of any asbestos waste that may be encountered during the course of the project. 	<ul style="list-style-type: none"> Noted & Agreed. This has been flagged in Section 5.2 of the RAP (Appendix 35 of the EIS).
10.22	2.2 Site Contamination (General)	
10.23	<ul style="list-style-type: none"> 1. The proponent be required to ensure that following demolition of any existing structures, road pavement and infrastructure, electricity substations/transformers and in ground utilities, further investigation is undertaken of soil and groundwater, including within the footprint and immediate surrounds of those demolished structures, infrastructure, substations/transformers and utilities prior to undertaking any construction. 	<ul style="list-style-type: none"> Noted, a revised procedure will be prepared and incorporated into the revised Remediation Action Plan once all of the data from the additional investigation has been processed.

Issues Raised by Agencies and Organisations	Proponent's Response
10.24 • 2. The proponent be required to - (a) undertake further site assessment and report on contaminants of potential concern not tested for previously, including: (i) organophosphate pesticides in soils, and (ii) PCBs in groundwater;	• Noted & Agreed. The results for Organophosphate Pesticides in soils can be calculated from the existing analytical spectra for the Organochlorine pesticides and polychlorinated biphenyls (the extraction and analytical processes for these compounds are the same) . The laboratory report can then be re-issued. Additional groundwater samples for PCB analysis can be collected during the additional site investigation that is currently underway.
10.25 • (b) revise the RAP having regard to the results of required post-demolition investigation and additional soil and groundwater sampling;	• Noted & Agreed. If necessary, this can be undertaken following receipt of the additional data.
10.26 • (c) validate that the de-commissioned underground petroleum storage systems (i.e. diesel tank) was decommissioned and removed in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014;	• Noted & Agreed. This is flagged in Section 10 pf the Environmental Site assessment (Appendix 34 of the EIS).
10.27 • (d) provide a validation contamination assessment report following remediation action, including recommendations for any further remediation that may be required together with a statement on the suitability of the land for the proposed use.	• Noted & Agreed. A validation report will be prepared by the environmental consultant undertaking the validation of the remediation works.
10.28 • 3. The proponent be required to consider the guidance material provided in the National Environment Protection (Assessment of Site Contamination) Measure as well as the following EPA documents when undertaking further site assessment and validation - Technical Note: Investigation of Service Station Sites, 2014, · NSW EPA Sampling Design Guidelines, · Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017, and · Guidelines for Consultants Reporting on Contaminated Sites, 2011.	• Noted & Agreed
10.29 • 4. The proponent be required to ensure that the processes outlined in State Environmental Planning Policy 55 - Remediation of Land (SEPP55) are followed in assessing the suitability of the land and any remediation required in relation to the proposed use.	• Noted & Agreed
10.30 • 5. The proponent be required to ensure that the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site so as to result in significant contamination.	• Noted & Agreed
10.31 • 6. The proponent be required to notify the EPA should any contamination of the development site be identified which meets the triggers in the Guidelines for the Duty to Report Contamination.	• Noted & Agreed.
10.32 • 2.3 Noise and vibration	
10.33 • 2.3.1 general construction hours	

Issues Raised by Agencies and Organisations		Proponent's Response
10.34	<ul style="list-style-type: none"> The proponent be required to ensure that as far as practicable all demolition, site preparation, bulk earthworks, construction and construction-related activities likely to be audible at any noise sensitive receivers such as surrounding residences are only undertaken during the standard construction hours, being - <ul style="list-style-type: none"> (a) 7.00 am to 6.00 pm Monday to Friday, (b) 8.00 am to 1.00 pm Saturday, and (c) no work on Sundays or gazetted public holidays. 	<ul style="list-style-type: none"> Noted & Agreed, standard construction hours are proposed. A construction noise vibration management plan (CNVMP) would be prepared to ensure these conditions are met.
10.35	<ul style="list-style-type: none"> 2.3.2 intra-day respite periods 	
10.36	<ul style="list-style-type: none"> The proponent be required to schedule intra-day 'respite periods' for construction activities identified in section 4.5 of the Interim Construction Noise Guideline as being particularly annoying to noise sensitive receivers, including surrounding residents. 	<ul style="list-style-type: none"> Noted and Agreed, intra-day rest period would be scheduled as warranted. A CNVMP will be completed prior to works commencing to ensure these conditions are met.
10.37	<ul style="list-style-type: none"> 2.3.3 idling and queuing construction vehicles 	
10.38	<ul style="list-style-type: none"> The proponent be required to ensure construction vehicles (including concrete agitator trucks) involved in demolition, site preparation, bulk earthworks, construction and construction-related activities do not arrive at the project site or in surrounding residential precincts outside approved construction hours. 	<ul style="list-style-type: none"> Noted & Agreed. A CNVMP will be completed prior to works commencing to ensure these conditions are met.
10.39	<ul style="list-style-type: none"> 2.3.4 reversing and movement alarms 	
10.40	<ul style="list-style-type: none"> The proponent be required to consider undertaking a safety risk assessment of site preparation, bulk earth works, construction and construction-related activities to determine whether it is practicable to use audible movement alarms of a type that would minimise the noise impact on surrounding noise sensitive receivers, without compromising safety. 	<ul style="list-style-type: none"> Noted & Agreed. A safety assessment would be completed by the contractor. Where possible non-tonal reversing alarms for regular site-based construction equipment will be used.
10.41	<ul style="list-style-type: none"> 2.4 Dust control and management 	
10.42	<ul style="list-style-type: none"> The proponent be required to: <ul style="list-style-type: none"> (a) minimise dust emissions on the site, and (b) prevent dust emissions from the site. 	<ul style="list-style-type: none"> Noted & Agreed. This is flagged in Section 8.7 of the RAP (appendix 35 of the EIS). The earthworks contractor will be responsible for implementing this.
10.43	<ul style="list-style-type: none"> 2.5 Sediment control 	
10.44	<ul style="list-style-type: none"> Managing Urban Stormwater Soils and Construction, 4th Edition published by Landcom (the so-called 'Blue Book') provides guidance material for achieving effective sediment control on construction sites. The proponent should implement all such feasible and reasonable measures as may be necessary to prevent water pollution in the course of developing the site. The EPA emphasises the importance of – <ul style="list-style-type: none"> (a) not commencing demolition, site preparation, bulk earthworks, construction and construction related activities until appropriate and effective sediment controls are in place, 	<ul style="list-style-type: none"> Noted & Agreed. This is flagged in Section 8.5 of the RAP (appendix 35 of the EIS). The earthworks contractor will be responsible for implementing this

Issues Raised by Agencies and Organisations		Proponent's Response
	and (b) daily inspection of sediment controls which is fundamental to ensuring timely maintenance and repair of those controls.	
10.45	<ul style="list-style-type: none"> 2.6 Waste control and management (general) 	
10.46	<ul style="list-style-type: none"> The proponent be required to ensure that: <ol style="list-style-type: none"> 1. all waste generated during the project is assessed, classified and managed in accordance with the EPA "Waste Classification Guidelines Part 1: Classifying Waste", November 2014 and the 2016 Addendum thereto; 2. the body of any vehicle or trailer, used to transport waste or excavation spoil from the premises, is covered before leaving the premises to prevent any spill or escape of any dust, waste, or spoil from the vehicle or trailer; and 3. mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site, is removed before the vehicle, trailer or motorised plant leaves the premises. 	<ul style="list-style-type: none"> Noted & Agreed. A preliminary waste classification has been prepared (Section 8.1 of the Environmental site Assessment appendix 35 of the EIS) and an additional asbestos quantification assessment to confirm the extent of asbestos impacted fill is underway. The earthworks contractor will be responsible for implementing this
10.47	<ul style="list-style-type: none"> 2.7 Waste control and management (concrete and concrete rinse water) 	
10.48	<ul style="list-style-type: none"> The proponent be required to ensure that concrete waste and rinse water are: <ol style="list-style-type: none"> (a) not disposed of on the development site, and (b) prevented from entering waters, including any natural or artificial watercourse. 	<ul style="list-style-type: none"> Noted & Agreed.
10.49	3. Operational phase	
10.50	3.1 Noise and vibration impacts	
10.51	<ul style="list-style-type: none"> The proponent be required to undertake background noise monitoring at the reasonably most or potentially most affected residences in Bowral Street and Mona Road and to report on the results of that monitoring in accordance with the guidance material provided in Fact Sheets A and B to the Noise Policy for Industry. 	<ul style="list-style-type: none"> Noted & Agreed
10.52	<ul style="list-style-type: none"> noise policy for industry 	
10.53	<ul style="list-style-type: none"> The proponent be required to revise EIS Appendix 25 to reflect the required background noise monitoring results, the terms and the underlying assessment principles of the Noise Policy for Industry and to re-submit the revised acoustic report for further consideration. 	<ul style="list-style-type: none"> Noted, the assessment is inline with the Noise Policy for Industry, it has been noted the term "Project Specific Noise Level (PSNL) shall be updated to the new NPI term "Project Noise Trigger Level" (PNTL) and descriptors all at LA(15min) - no periods. Refer to updated report at Appendix F of this RtS report.
10.54	<ul style="list-style-type: none"> mechanical plant and equipment 	
10.55	<ul style="list-style-type: none"> The proponent be required to: <ol style="list-style-type: none"> (a) provide a comprehensive quantitative assessment of operational noise impacts on surrounding noise sensitive receivers, especially nearby residences and the adjoining Southern 	<ul style="list-style-type: none"> Noted & Agreed.

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	Highlands Private Hospital; (b) ensure mechanical plant and equipment installed on the development site does not generate - (i) noise that exceeds 5 dBA above the rating background noise level (day, evening and night) measured at the boundary of the development site, and (ii) noise that exhibits tonal or other annoying characteristics.	
10.56	• waste collection services	
10.57	• The proponent be required to ensure waste collection services are not undertaken outside the hours of 7.30 am to 6.00 pm Monday to Saturday.	• Noted & Agreed.
10.58	• goods delivery and loading dock operations	
10.59	• The proponent be required to ensure goods delivery is not undertaken outside the hours of 7.30 am to 6.00 pm.	• Noted & Agreed.
10.60	• grounds maintenance using powered equipment	
10.61	• The proponent be required ensure grounds maintenance involving the use of powered equipment is not undertaken outside the hours of 7.30 am to 6.00 pm Monday to Friday.	• Noted & Agreed.
10.62	3.2 Radiation control	
10.63	• 1. The proponent be required to clarify whether diagnostic imaging facilities are to be located in the new emergency department, or continue to be provided in their existing location on the hospital campus.	• There is no change to the location of the diagnostic imaging facilities, they will continue to be provided in their existing location.
10.64	• 2. The proponent be required to apply for and obtain any necessary amendment to the 'radiation management licence' currently held under the name of the South Western Sydney Local Health District in respect of 'regulated material' at the new facilities and the management and handling of any waste containing radioactive material.	• Any necessary alteration of the radiation management licence will be applied for, please note at this stage there is no change to the location of the existing diagnostic imaging facilities.
10.65	3.3 Underground petroleum storage system	
10.66	• The proponent be required to design, install and operate any underground petroleum storage system in accordance with the requirements of the Protection of the Environment Operations (Underground Petroleum Storage System) Regulation 2014.	• Noted & Agreed. If required the design and installation of the UPSS will be undertaken by a specialist contractor. The operation of the UPSS will be the responsibility of the hospital.
10.67	• 3.4 Waste management (general)	
10.68	• The proponent be required to identify and implement feasible and reasonable opportunities for the reuse and recycling of waste, including food waste.	• Noted & Agreed, a preliminary waste management plan was submitted with the EIS (Appendix 31).

Issues Raised by Agencies and Organisations		Proponent's Response
10.69	<ul style="list-style-type: none"> • 3.5 Waste management (clinical and related waste) 	<ul style="list-style-type: none"> •
10.70	<ul style="list-style-type: none"> • 1. The proponent be required to properly classify and manage clinical and related waste in accordance with the EPA's Waste Classification Guidelines. 	<ul style="list-style-type: none"> • Noted & Agreed, classification and management of waste will be undertaken in accordance with EPA's Waste Classification Guidelines.
10.71	<ul style="list-style-type: none"> • 2. The proponent be required to ensure that the occupier of the hospital prepares and implements a revised waste management plan, in respect of clinical and related waste generated at the development site in accordance with NSW Health policy directive 2017_026 titled "Clinical and Related Waste Management for Health Services", dated August 2017. 	<ul style="list-style-type: none"> • Noted & Agreed.
10.72	<ul style="list-style-type: none"> • 3.6 Water sensitive urban design and energy conservation and efficiency 	<ul style="list-style-type: none"> •
10.73	<ul style="list-style-type: none"> • The EPA acknowledges that EIS Appendix 26 comprises an environmentally sustainable development statement that broadly commits to measures intended to minimise the consumption of potable water, and measures to maximise energy efficiency and minimise energy consumption. However, EIS section 9.10.2 under the heading Integrated Water Management states that rainwater from roof areas will not be collected, stored and re-used. Similarly, the EIS architectural drawings (roof plan) do not appear to indicate installation of rooftop photovoltaic panels for the generation of electricity. 	<ul style="list-style-type: none"> • The Onsite Stormwater Detention (OSD) solution has been developed in line with the WSUD guidelines for quality and discharge. Rainwater re-use is not considered appropriate for the nature of the facility due to health standards.