

11 APRIL 2018

HEALTH ADMINISTRATION CORPORATION  
LEVEL 14, 77 PACIFIC HIGHWAY  
NORTH SYDNEY NSW 2060

Also by e-mail: [angus.dawson@health.nsw.gov.au](mailto:angus.dawson@health.nsw.gov.au)

**ATTENTION: Angus Dawson**

Dear Mr Dawson

**RE DEVELOPMENT ENQUIRY DCU18/0010: STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD 8980 – BOWRAL AND DISTRICT HOSPITAL REDEVELOPMENT, LOT 4 DP858938, 97-103 BOWRAL STREET, BOWRAL**

Further to your development enquiry of 12 March 2018, thank you for meeting with Council officers on 26 March 2018. Council confirms matters discussed included the following.

1. Subject land

Council understands the development is wholly contained within Lot 4 DP858938, 97-103 Bowral Street, Bowral, and in no way affects the adjoining Lot 3 DP858938, the latter being the site of the Southern Highlands Private Hospital.

2. Categorisation of development

The development comprises demolition of buildings and works, erection of a building, and carrying out of works for the purpose of a *hospital* – a type of *health services facility* – as defined by Wingecarribee Local Environmental Plan 2010 (the LEP).

3. Permissibility

Clause 57 of State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) effectively specifies the development is permissible with consent. Furthermore, under the LEP, the land is in Zone SP2 Infrastructure, and the purpose shown on the Land Zoning Map in relation to the land is "Health Service Facility". Development of the land for the purpose of a *health services facility*, more specifically a *hospital*, is permissible on the land with consent.

4. Traffic

(a) Traffic impact

Information accompanying an application for consent for the development should indicate expected vehicular traffic to be generated in both the construction and the operation of the development, as well as how that traffic is proposed to be managed, including:

- Expected vehicle types/sizes
- Expected numbers of traffic movements
- Proposed vehicle manoeuvring, parking and loading/unloading arrangements
- Expected construction traffic routes to and from the land.

Sufficient vehicle parking and loading/unloading facilities will need to be provided to cater for development on the land during both construction and operation.

Additional information regarding Council's vehicular traffic and parking requirements may be obtained from Council's Traffic & Transport Planning Engineer Frank Iacono on 02 4868 0888.

(b) Potential traffic generating development

Pursuant to ISEPP clause 104 (3), if the proposed development will result in an overall hospital capacity of 200 or more beds, the consent authority must give written notice of the application to NSW Roads and Maritime Services (RMS), and must consider:

- Any RMS response given within 21 days
- Accessibility of the site, including:
  - Efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips
  - Potential to minimise the need for travel by car and maximise movement of freight in containers or bulk freight by rail
- Any potential traffic safety, road congestion or parking implications of the development.

5. Sydney drinking water catchment

Clause 10 of State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 precludes consent being granted for the development unless the consent authority is satisfied that its carrying out would have a neutral or beneficial effect on water quality. An application for consent for the development should be accompanied by information as specified by the (former) Sydney Catchment Authority's *Neutral or Beneficial Effect on Water Quality Assessment Guideline* (2015) for a "Module 5" development.

6. Vegetation removal

In accordance with clause 50 (1) (a) of the Environmental Planning and Assessment Regulation 2000 (the Regulation) and clause 2 (2)-(3) of Schedule 1 to the Regulation, an application for consent for the development must be accompanied by a site plan of the land indicating existing vegetation and trees on the land, and a sketch of the development indicating any proposed removal of vegetation and trees as well as proposed landscaping and treatment of the land (indicating plant types, heights and maturity).

7. Heritage

The development site is in proximity to a heritage conservation area and heritage items as identified by the LEP, including the Bradman Museum Collection and Grandstand and Bradman Oval, which are of State heritage significance. With respect to LEP clause 5.10 (5), an application for consent for the development should be accompanied by a *heritage impact statement*, defined by the LEP as follows:

***heritage impact statement*** means a document consisting of:

- (a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and
- (b) an assessment of the impact that proposed development will have on that significance, and
- (c) proposals for measures to minimise that impact.

8. Stormwater

Council is not aware of any capacity issues with the existing stormwater drainage system in Bowral Street. However, information accompanying an application for consent for the development should clearly indicate a concept stormwater drainage design, including any proposed methods for detention of stormwater within the site.

9. Water and Sewer

To facilitate determination of likely impacts on existing water and sewer infrastructure, information accompanying an application for consent for the development should include details of water and sewer modelling. Council's Water and Sewer Modelling and Systems Engineer Tim Bell may be contacted on 02 4868 0888 for further discussion of this requirement and the modelling process.

10. Temporary structures

If the development (including its construction) involves erection of any temporary structure other than identified by an environmental planning instrument as not requiring development consent (e.g. Division 3 of Part 2 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008), information accompanying an application for consent for the development should address the relevant provisions of State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.

11. Development control plan

Clause 11 of State Environmental Planning Policy (State and Regional Development) 2011 effectively specifies no development control plan applies to the development. This aside, Council recommends consideration of the relevant provisions of Part A of the Council's Bowral Town Plan Development Control Plan for guidance in the design of the development.

This letter is not to be construed as Council's endorsement of the development, and the above matters are not an exhaustive list of potential issues of concern to Council regarding the development. Council may make a formal submission for consideration in assessment of the subject application, upon receiving an invitation to do so.

Please contact Council's Planning Development and Regulatory Services Group on 02 6848 0888 if you need more information.

Yours faithfully,



Roland Wong  
**Senior Development Assessment Planner**  
**Planning Development and Regulatory Services**