

# Draft Notice of decision – Bowral and District Hospital redevelopment 8980

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD 8980 – Bowral and District Hospital redevelopment
Applicant	NSW Health Infrastructure
Consent Authority	Minister for Planning

### Decision

The Executive under delegation from the Minister for Planning has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available here:

[http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8980](http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8980)

A copy of the Department of Planning and Environment's Assessment Report is available here:

[http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8980](http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8980)

### Date of decision

21 February 2018

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application;
- the findings and recommendations in the Department's Assessment Report;
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this.

The key reasons for granting consent to the development application are as follows:

- the project will provide a range of benefits for the region and the State as a whole, including a new hospital facility, total capital investment of \$54,541,205 and 225 construction jobs;
- the project is permissible with development consent, and is consistent with NSW Government policies
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards; and
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent (where applicable); and
- weighing all relevant considerations, the project is in the public interest.

## Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 31 August 2018 until 27 September 2018 (28 days) and received 12 submissions, including 2 objections and 10 in support of the project.

Issue	Consideration
<b>Insufficient car parking</b>	<p>The proposed development will result in an increase from 91 to 94 inpatient beds, a net increase of three beds from the current situation. At the completion of works, the site will accommodate an increase from 196 to 198 car parking spaces, consistent with the car parking demand calculated for the site.</p> <p>The Department considers that as the proposal only relates to a net increase of three inpatient beds and the calculated car parking demand of 198 spaces can be accommodated on-site within the new parking configuration.</p> <p>However, there is expected to be a parking shortfall of 39 spaces during construction. The Department acknowledges this parking shortfall may impact upon on-street parking issues during works. In the context of the life of the proposal, the Department considers this to be a temporary arrangement and supports the mitigation measures provided by the Applicant, including the provision for two-hour timed parking restrictions.</p> <p><i>Recommended Conditions/Response</i></p> <p>Conditions include:</p> <ul style="list-style-type: none"> <li>• A Green Travel Plan/Travel Access Guide is to be prepared will assist with increasing the mode share of walk and cycling for staff, out-patients.</li> <li>• Two-hour timed parking restrictions are to be applied to the existing parking spaces accessed from Ascot Road to the south of the site and to the streets bounding the B&amp;DH on Mona Road, Bowral Street and Sheffield Road.</li> <li>• 198 car parking spaces, including 10 accessible spaces are to be made available on-site prior to operation.</li> </ul>
<b>Increased traffic</b> <ul style="list-style-type: none"> <li>• Concerns with the validity of the Transport Impact Assessment.</li> </ul>	<p>The proposed development will provide for an increase from 91 to 94 inpatient beds, a net increase of three beds from the current situation. Therefore, the site will maintain a like for like operational floor area and will not result in a significant increase to the number of inpatient beds and subsequent traffic/parking demand. Any future upgrades or changes in staff and bed numbers for the site would be subject to separate assessment.</p> <p>The proposed net increase of three beds will result in an increase the existing on-site traffic generation from 132 vehicles per hour to 134 vehicles per hour in the worst-case scenario.</p> <p>The Department considers the worst-case scenario increase of 132 to 134 vehicles per hour, relating to 1.5 per cent, to be a negligible increase in traffic generation. Therefore, it is not anticipated the development would result in any notable impacts to the surrounding road network.</p>

	<p><i>Recommended Conditions/Response</i></p> <p>Conditions include:</p> <ul style="list-style-type: none"> <li>The Department recommends a condition of consent requiring the preparation of a Green Travel Plan/Travel Access Guide in consultation with TfNSW prior to the commencement of works.</li> </ul>
<b>Inadequate community consultation</b>	<p>The Application has been exhibited in accordance with the legislative requirements of the EP&amp;A Act and EPA Regulation. The Applicant also conducted additional consultation as follows:</p> <ul style="list-style-type: none"> <li>Pre-DA consultation, including Facebook and website posts and emails to over 4000 people.</li> <li>Five community information sessions were hosted by the South Western Sydney Local Health District to inform the Environmental Impact Statement and planning application. These sessions were advertised and were organised after hours on weekdays and weekends in five different locations across the Southern Highlands.</li> </ul> <p><i>Recommended Response</i></p> <ul style="list-style-type: none"> <li>The Department considers the proposal has adequately consulted with the community throughout the SSD phase.</li> </ul>
<p><b>Inconsistency with strategic planning documents and ministerial announcements</b></p> <ul style="list-style-type: none"> <li>The proposal does not address the aging population of the Southern Highlands</li> </ul>	<p>The Applicant has provided that the Clinical Services Plan (CSP) is a 'clinical' planning document that is updated on a regular basis to reflect changes in the community's health care needs, population growth and demographics. Comprehensive planning has been undertaken with senior clinicians, staff and members of the community to ensure the hospital will meet the health care needs of the community.</p> <p><i>Recommended Response</i></p> <p>The Department considers the proposal will improve health facilities to cater for a growing and aging population and provide improved inpatient care facilities in accordance with the general aims and objectives of the CSP and the Strategic &amp; Healthcare Services Plan.</p>
<b>Project cost based on incorrect data</b>	<p>The Applicant provided an amended Quantity Surveyors report as part of the RtS that addresses the requirements of Clause 3 of the EP&amp;A Regulation.</p> <p><i>Recommended Response</i></p> <p>The Department is satisfied the Capital Investment Value is accurate in accordance with the proposed works under the subject application.</p>
<p><b>Poor accessibility</b></p> <ul style="list-style-type: none"> <li>Increased travel distances to certain departments.</li> <li>Potential conflict for pedestrians entering the main entrance and emergency vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>Vehicular access will be maintained as existing to the back-of-house service points.</li> <li>There is a new enclosed link proposed between the existing ED building to the new CSB building, which will serve as access for all back-of-house functions to the new building with no extension of the existing travel distance.</li> <li>The main pedestrian entry is located off Bowral Street to the east of the proposed building. The emergency vehicles will enter the site off Bowral Street to the west of the proposed building.</li> </ul>
<b>No indication for the future use of the existing buildings</b>	<ul style="list-style-type: none"> <li>The Applicant also submitted a schedule of the existing uses proposed uses for each building on the site. The existing inpatient</li> </ul>

	<p>care and emergency department currently on site will be made redundant and decommissioned.</p> <ul style="list-style-type: none"> <li>The Applicant also provided the <i>Bowral and District Hospital Redevelopment Master Plan Report</i>, which indicates the long-term plan for the site is to demolish the existing ED, Milton Park Wing, imaging centre, Watson building and staff amenities building.</li> </ul>
<b>The application has not included a fire safety or BCA report.</b>	<p>The Department considers the proposal is capable of complying with these requirements at the issue of a Crown Building Certificate stage.</p> <p><i>Recommended Conditions</i></p> <p>Conditions include:</p> <ul style="list-style-type: none"> <li>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</li> <li>Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</li> </ul>
<p><b>Tree removal</b></p> <ul style="list-style-type: none"> <li>The proposal is misleading as it states there is only one tree to be removed, however 30 trees are proposed for removal under an Early Works application. Further, the plans show three more trees that are unlikely to survive.</li> </ul>	<p>The Department notes that trees have been approved for removal under REF 035/2017 and cannot be considered under the assessment of the current application. However, as the REF relates to the current application, it is reasonable to impose conditions requiring replacement trees under this application.</p> <p><i>Recommended Conditions</i></p> <p>Conditions include:</p> <ul style="list-style-type: none"> <li>Trees not proposed to be removed are to be protected in accordance with AS 4970-2009 Protection of Trees on Development sites.</li> <li>The site is to accommodate 42 replacement trees, to be planted prior to occupation. Trees are to be a minimum pot size of 75 litres. The selection of tree species and location is to be in consultation with Council.</li> </ul>
<b>Discrepancies with the EIS</b>	<p>Discrepancies contained within the EIS have been addressed and/or noted throughout the assessment of these documents.</p>