

# Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon  
**Director**  
**Social and Infrastructure Assessments**

Sydney *15 November* 2019

## SCHEDULE 1

|                             |   |
|-----------------------------|---|
| <b>Development consent:</b> | <b>SSD 8980</b> granted by the Executive Director, Key Sites and Industry Assessments on 21 February 2019.  |
| <b>For the following:</b>   | Redevelopment of Bowral and District Hospital, comprising: <ul style="list-style-type: none"><li>• new four-storey building including inpatient care and a new Emergency Department.</li><li>• pedestrian links and connections.</li><li>• reconfiguration of public and ambulance entry into the Emergency Department.</li><li>• on-grade car parking and drop-off facilities.</li><li>• wayfinding signage and building signage.</li><li>• engineering, services and landscaping.</li></ul> |
| <b>Applicant:</b>           | Health Administration Corporation   |
| <b>Consent Authority:</b>   | Minister for Planning and Public Spaces   |
| <b>The Land:</b>            | 97-103 Bowral Street, Bowral (Lot 4 DP 858938)  |
| <b>Modification:</b>        | <b>SSD 8980 MOD 1</b> - Additional Level 2 floorspace to accommodate hospital service rooms and back-of-house facilities (including a Central Sterilising Department, pharmacy and bathrooms); minor changes to cladding and finishes; changes to Level 3 mechanical plantroom.   |

## SCHEDULE 2

The consent is modified as follows:

- (a) Schedule 1 – Definitions is amended by the insertion of the **bold and underlined** numbers and deletion of the ~~bold and struck out~~ numbers below:

|             |   |
|-------------|---|
| Department  | NSW Department of Planning, <b><u>Industry</u></b> and Environment  |
| Development | The development described in the EIS and Response to Submissions, including the works and activities comprising the redevelopment of <del>Goulburn Base Hospital</del> <b><u>Bowral and District</u></b> Hospital including the demolition of existing buildings, site remediation works, construction of a new four storey acute service building, new on-site car parking, landscaping, building identification signage and ancillary infrastructure and services works, as modified by the conditions of this consent. |
| Minister    | NSW Minister for Planning <b><u>and Public Spaces</u></b> (or delegate)   |

- (b) Schedule 2 Part A – Terms of Consent Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck out~~ words / numbers as follows:

- A2. The development may only be carried out:
- in compliance with the conditions of this consent;
  - in accordance with all written directions of the Planning Secretary;
  - generally in accordance with the EIS and Response to Submissions (**unless otherwise modified by a modification application**);
  - in accordance with the approved plans in the table below:

| Architectural Drawings prepared by MSJ Architects                      |                                  |                            |   |
|--|----------------------------------|----------------------------|---|
| Dwg No.  | Rev                              | Name of Plan               | Date  |
| 130443-MSJ-AR-DWG-MW01025  | 1                                | Site Plan                  | 20/12/18                                      |
| 130443-MSJ-AR-DWG-MW03001  | 6                                | Ground Floor Plan          | 13/07/18                                      |
| 130443-MSJ-AR-DWG-MW03002  | 24                               | Level 1 Plan               | 13/07/18                                      |
| 130443-MSJ-AR-DWG-MW03003<br><b><u>130443-MSJ-AR-DWG-MW2-03003</u></b> | <del>27</del><br><b><u>3</u></b> | Level 2 Plan               | <del>13/07/18</del><br><b><u>11/09/19</u></b> |
| 130443-MSJ-AR-DWG-MW03004<br><b><u>130443-MSJ-AR-DWG-MW2-03004</u></b> | <del>23</del><br><b><u>3</u></b> | Level 3 Plan               | <del>13/07/18</del><br><b><u>20/09/19</u></b> |
| 130443-MSJ-AR-DWG-MW03005<br><b><u>130443-MSJ-AR-DWG-MW2-03005</u></b> | <del>11</del><br><b><u>3</u></b> | Roof Plan                  | <del>13/07/18</del><br><b><u>20/09/19</u></b> |
| 130443-MSJ-AR-DWG-MW25001<br><b><u>130443-MSJ-AR-DWG-MW2-25001</u></b> | <del>4</del><br><b><u>2</u></b>  | Overall Sections – Sheet 1 | <del>25/07/18</del><br><b><u>20/09/19</u></b> |

|   |                |   |                             |
|---|----------------|---|-----------------------------|
| 130443-MSJ-AR-DWG-MW25002<br><b>130443-MSJ-AR-DWG-MW2-25002</b>                       | 4<br><b>1</b>  | Overall Sections – Sheet 2                              | 25/07/18<br><b>20/09/19</b> |
| 130443-MSJ0AR-DWG-MW25003<br><b>130443-MSJ-AR-DWG-MW2-25003</b>                       | 4<br><b>2</b>  | Overall Sections – Sheet 3                              | 25/07/18<br><b>20/09/19</b> |
| 130443-MSJ0AR-DWG-MW20003<br><b>130443-MSJ-AR-DWG-MW2-20007</b>                       | 15<br><b>5</b> | East Elevation – DD                                     | 14/08/18<br><b>20/09/19</b> |
| 130443-MSJ0AR-DWG-MW20001<br><b>130443-MSJ-AR-DWG-MW2-20005</b>                       | 15<br><b>5</b> | North Elevation – DD                                    | 14/08/18<br><b>20/09/19</b> |
| 130443-MSJ0AR-DWG-MW20002<br><b>130443-MSJ-AR-DWG-MW2-20006</b>                       | 15<br><b>5</b> | South Elevation – DD                                    | 14/08/18<br><b>20/09/19</b> |
| 130443-MSJ0AR-DWG-MW20004<br><b>130443-MSJ-AR-DWG-MW2-20008</b>                       | 15<br><b>5</b> | West Elevation – DD                                     | 14/08/18<br><b>20/09/19</b> |
| <b>Landscape Design Development Plans prepared by Site Image Landscape Architects</b> |                |   |                             |
| <b>Dwg No.</b>  | <b>Rev</b>     | <b>Name of Plan</b>                                     | <b>Date</b>                 |
| 002   | E              | Landscape Areas   | 20/11/18                    |
| 003   | E              | Existing Trees  | 20/11/18                    |
| 004   | E              | Northern Courtyard and Bowral St Frontage               | 20/11/18                    |
| 005   | E              | Main Entry and Carpark                                  | 20/11/18                    |
| 006   | E              | Main Entry and Carpark                                  | 20/11/18                    |
| 007   | E              | Administration Building Entry                           | 20/11/18                    |
| 008   | E              | Staff Courtyard   | 20/11/18                    |
| 009   | E              | Planting, Northern Courtyard, Indicative Plant Schedule | 20/11/18                    |
| <b>DD Concept Plan prepared by MSJ Architects</b>                                     |                |   |                             |
| <b>Dwg No.</b>  | <b>Rev</b>     | <b>Name of Plan</b>                                     | <b>Date</b>                 |
| 130443-MSJ-AR-DWG-DD CONCEPT  | 1              | Site Plan – DD Concept                                  | 22/10/18                    |
| <b>Wayfinding Signage prepared by MSJ Architects</b>                                  |                |   |                             |
| <b>Dwg No.</b>  | <b>Rev</b>     | <b>Name of Plan</b>                                     | <b>Date</b>                 |
| -   | 3              | Signage – External Directional Signs                    | 31/10/18                    |
| -   | 3              | Signage – Main Directional & Campus Directory Sign      | 31/10/18                    |
| -   | 3              | Signage – Secondary Directional Signs                   | 31/10/18                    |
| -   | 4              | Signage – Main Building Identification Sign             | 22/01/19                    |

|   |   |                |          |
|---|---|----------------|----------|
| - | 3 | Emergency Sign | 31/10/18 |
|---|---|----------------|----------|

**End of modification  
(SSD 8980 MOD 1)**