



2 December 2022

The Occupier

53 Market Street
Balranald

Dear Sir/Madam,

Notification of Activity – Balranald District Hospital, 49 Court Street, Balranald

NSW Health Infrastructure (HI) is proposing to undertake works to provide key worker accommodation at Balranald District Hospital (Lot 2 DP 792299).

While this proposal does not require development consent from Council, we are required to assess the likely impacts of the proposal in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979*. In accordance with the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, we are notifying occupiers of adjoining and adjacent properties of our intention to undertake the works and ask that you provide any comments on the proposal within 21 days from the date of this letter. These comments will then be considered in our assessment of the proposal.

For your information, a plan detailing the location and extent of the work is enclosed. Generally, the proposed activity comprises:

1. The erection of four (4) sets of cabins to provide a total of eight (8) units for key worker accommodation
2. Vehicular access off Market Street to provide access to car parking associated with the accommodation
3. Associated works including the provision of a BBQ area, fencing and landscape works.

If you wish to comment on the proposal, please provide your feedback to Mark Greene at hi-info@health.nsw.gov.au or NSW Health Infrastructure, Attention Mark Greene, Locked Bag 2030, St Leonards NSW 1590.

Yours sincerely,

Mark Greene

Project Director



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Yours sincerely,

Mark Greene

Project Director



2 December 2022

The Occupier

Balranald Caravan Park

48 – 78 Court Street
Balranald

Dear Sir/Madam,

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Yours sincerely,

Mark Greene

Project Director



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The Occupier

Balranald Headquarters RFB

123 Market Street
Balranald

Dear Sir/Madam,

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Yours sincerely,

Mark Greene

Project Director



2 December 2022

The Occupier

Balranald Rescue Squad

49 Market Street
Balranald

Dear Sir/Madam,

Notification of Activity – Balranald District Hospital, 49 Court Street, Balranald

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Yours sincerely,

Mark Greene

Project Director



2 December 2022

Mr Jeff Sowiak
General Manager
Balranald Shire Council
70 Market Street
BALRANALD NSW

via email : council@balranald.nsw.gov.au

Dear Mr Sowiak

Notification of Activity – Balranald District Hospital, 49 Court Street, Balranald

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Yours sincerely,

Mark Greene

Project Director



Council notification

Mr Jeff Sowiak
General Manager
Balranald Shire Council
70 Market Street, Balranald
Via email council@balranald.nsw.gov.au

Adjoining occupiers of land

- Balranald Rescue Squad, 49 Market Street Balranald
 - Balranald Headquarters RFB, 123 Market Street Balranald
 - 53 Market Street Balranald
 - 54 Market Street Balranald
 - Balranald Caravan Park, 48-78 Court Street Balranald
- ★ Council Park so no further notification required

From: Larissa Brennan
Sent: Thursday, 16 March 2023 9:45 AM
To: Ray Mitchell
Subject: RE: Notification of Activity - Balranald District Hospital

Hi Ray.

Section 2.61 (a) of the T&I SEPP states:

(a) the erection or alteration of, or addition to, a building that is a health services facility,

Health Service Facility is defined as:

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

- (a) a medical centre,*
- (b) community health service facilities,*
- (c) health consulting rooms,*
- (d) patient transport facilities, including helipads and ambulance facilities,*
- (e) hospital.*

The definition of a health service facility is from the standard instrument and encompasses a 'hospital'.

A hospital is defined as:

hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), **and includes**

ancillary facilities for (or that consist of) any of the following—

- (a) day surgery, day procedures or health consulting rooms,*
- (b) accommodation for nurses or other health care workers,***
- (c) accommodation for persons receiving health care or for their visitors,*
- (d) shops, kiosks, restaurants or cafes or take away food and drink premises,*
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,*
- (f) educational purposes or any other health-related use,*
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),*
- (h) chapels,*
- (i) hospices,*
- (j) mortuaries.*

Note—

Hospitals are a type of health services facility—see the definition of that term in this Dictionary.

The accommodation that is provided is not defined as ‘residential’ it is only permitted associated with the hospital for accommodation of workers.

I hope that clarifies the approach.

Regards

Larissa Brennan
Director
LJB Urban Planning
0414 730 842



From: [Ray Mitchell](#)

Sent: Wednesday, 15 March 2023 1:06 PM

To: [Larissa Brennan](#)

Subject: RE: Notification of Activity - Balranald District Hospital

Thanks Larissa,

Are you sure that it doesn't more appropriately fit into 2.60(2)(c)(vi), where residential accommodation is specified?

Looking at the SI dictionary, it seems as though residential accommodation isn't included in the definition of Health Services Facility, be keen to get your thoughts?

Kind Regards



Ray Mitchell

Health & Development Officer

rmitchell@balranald.nsw.gov.au
03 5020 1300
70 Market Street Balranald NSW 2715

www.balranald.nsw.gov.au | www.visitbalranald.com.au



We acknowledge the traditional owners of the land on which we live and work, and pay our respects to their elders past, present, and emerging.

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From: Larissa Brennan <larissa@ljbplanning.com.au>
Sent: Wednesday, March 15, 2023 11:55 AM
To: Ray Mitchell <rmitchell@balranald.nsw.gov.au>
Subject: RE: Notification of Activity - Balranald District Hospital

Hi Ray,

It falls under Clause 2.61 of the T&I SEPP as development without consent.

Regards

Larissa Brennan
Director
LJB Urban Planning
0414 730 842



From: [Ray Mitchell](#)
Sent: Wednesday, 15 March 2023 11:51 AM
To: [Larissa Brennan](#)
Subject: FW: Notification of Activity - Balranald District Hospital

Hi Larissa,

Sorry to bother you, could I get you to confirm the area of the SEPP that makes the Balranald hospital accommodation job a part 5 proposal please? Just looking to create a file note for the correspondence.

Kind Regards



Ray Mitchell

Health & Development Officer

rmitchell@balranald.nsw.gov.au
03 5020 1300
70 Market Street Balranald NSW 2715

www.balranald.nsw.gov.au | www.visitbalranald.com.au



@balranaldshirecouncil

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From: Larissa Brennan <larissa@ljbplanning.com.au>

Sent: Monday, 5 December 2022 8:54 PM

To: Council <council@balranald.nsw.gov.au>

Cc: Steven Bird <Steven.Bird@cwpm.com.au>

Subject: Notification of Activity - Balranald District Hospital

Attention: Mr Jeff Sowiak

Please find attached a letter from Health Infrastructure advising of proposed works under Part 5 of the EPAA 1979 at Balranald District Hospital.

The attached letter is also accompanied by a site plan and details identifying the location and extent of the works.

Should you require any further information or require additional time, you may contact me directly. Alternatively if you would like to provide any comments on the proposed works to be considered during the REF process, these should be directed to Health Infrastructure as detailed on the attached notification letter.

Regards

Larissa Brennan
Director
LJB Urban Planning
0414 730 842