

## Balranald District Hospital – Key Worker Accommodation

### Project Details

Project Name	Balranald District Hospital – Key Worker Accommodation
Project Location	Balranald District Hospital – Market Street, Balranald
REF Prepared by	LJB Urban Planning (dated 03/07/2023)
Activity Description	Construction of key health worker accommodation

NSW Health Infrastructure is proposing to construct key worker accommodation under the provisions of *State Environmental Planning Policy (Transport & Infrastructure) 2021* (TI SEPP) which requires determination under Part 5 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). This Statement of Compliance demonstrates that the Review of Environmental Factors (REF) for the proposed activity has met the requirements of Part 5 of the EP&A Act and the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulations), including the *Guidelines for Division 5.1 Assessments*, prepared by the Department of Planning and Environment (June 2022).

The REF has identified and considered the following matters:

### 1. The activity is “development without consent” under the TI SEPP

The activity:

- is being undertaken by, or on behalf of a public authority within the boundaries of an existing health services facility.
- is for the erection of buildings that are a health services facility (a *health service facility* includes a *hospital* which, by definition, includes the provision of accommodation for nurses or other health care workers).
- is located in a prescribed zone;
- does not result in a building exceeding 15 metres in height;
- is located closer than 5 metres to a property boundary however is single storey (under 5m) and does not adjoin a residential zone or the C4 Zone. The proposed works are therefore permitted up to 1 metre from the boundary and comply with the relevant control.

### 2. The notification requirements of the TI SEPP have been met in accordance with Section 2.62 of the TI SEPP

- Written notification of the intention to undertake the activity was given to Balranald Council and to occupiers of adjoining land on 5 December 2022.
  - Responses to the notification received have been taken into account, comprising a submission from Balranald Council.
  - Details of consideration of the responses are provided in the REF (Section 5.1).

- Consultation is not required under Division 1 Consultation of the TI SEPP for the following reasons.
  - The works will not impact on Council related infrastructure of services;
  - The works will not affect a local heritage item in any way;
  - The works will not be carried out on flood liable land;
  - The works are not located within a coastal vulnerability area; and
  - The works are not considered 'specified development'.

### 3. Consideration of other environmental planning instruments

- Consideration of the applicable instruments is provided at Section 4.5 in the REF.

### 4. The requirements of Section 5.5 of the EP&A Act, the *Guidelines for Divisions 5.1 Assessments (June 2022)* and Section 171 of the EP&A Regulations have been met

- Pursuant to Section 5.5(1) of the EP&A Act, the REF has examined and taken into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed activity.
- The factors to be taken into account under Section 3 of the *Guidelines for Division 5.1 Assessments (June 2022)*, and the matters under Section 171A of the EP&A Regulation 2021, have been fully considered in the REF in determining the likely impact of the proposed activity on the environment and measures to mitigate potential singular and cumulative impacts associated with the proposed activity have been identified.
- As demonstrated in the completed Section 5.5 checklist (Section 4.3 of the REF) and Section 3 checklist (Section 6.1 of the REF), the proposed activity will not have significant effects on the environment or threatened species and as a result, an Environmental Impact Statement is not required before a decision is made whether or not the proposed activity can proceed.

### 5. Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

- The activity will not have any impacts on matters of national significance including impacts on Commonwealth land, listed threatened species, migratory species protected under international agreements, national heritage places, world heritage properties/areas, or Ramsar wetlands of international importance. An approval under the EPBC Act is therefore not required.

### 6. Approvals, authorisations and notifications under other Acts

- As detailed in the REF, any approvals, authorisations or notifications that are required under other Acts before the activity can proceed have been obtained, or where applicable, have been included in the identified requirements.

## Certification

I certify that I have reviewed and endorsed the contents of this REF document, and, to the best of my knowledge, it is in accordance with the *Environmental Planning & Assessment Act 1979* (EP&A Act), the *Environmental Planning & Assessment Regulation 2021* (EP&A Regulation) and the Guidelines approved under Section 170 of the EP&A Regulation, and the information it contains is neither false nor misleading.

## Author and endorsements

Author	Position	Date
Nicholas Dowman	Senior Planning Advisor	04/07/2023
Endorsed by	Position	Date
Rachel Mitchell	Manager, Planning	04/07/2023

