

## Wentworth Health Service Redevelopment

### Project Details

Project Name	Wentworth Health Service Redevelopment
Project Location	Wentworth Hospital
REF Prepared by	_planning Pty Ltd dated 7 September 2023
Activity Description	<p>Redevelopment of the existing hospital through a staged redevelopment involving:</p> <ul style="list-style-type: none"><li>• Construction and operation of a new single-storey health services facility, including a 19-bed In-Patient Unit (IPU) plus 1 HiTH or virtual bed (equating to a 20-bed facility), associated out-patient and community health services, and urgent care centre;</li><li>• Three new staff accommodation buildings;</li><li>• Demolition of the main existing hospital building and other ancillary buildings; and</li></ul> <p>Associated civil engineering works including retaining the existing levee bank but building the site up to the levee bank's height; as well as tree removal; and new landscaping.</p>

NSW Health Infrastructure is proposing Wentworth Health Service Redevelopment at Wentworth Hospital 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:
  - (a) the erection or alteration of, or addition to, a building that is a health services facility;
  - (c) demolition of buildings carried out for the purposes of a health services facility;
- is located in a prescribed zone RU5 – Village zone under Wentworth Local Environmental Plan 2011;
- does not result in a building exceeding 15 metres in height or is located closer than 5 metres to any property boundary (or an addition to a building resulting in the building exceeding that height or being closer than that distance to any property boundary).

**2. The notification requirements of the TI SEPP have been met in accordance**

- Written notification of the intention to undertake the activity was given to Wentworth Shire Council and to occupiers of adjoining land on 30 January 2023.
- Written notification of the intention to undertake the activity was given to occupiers of adjoining land, being the Wentworth District Rowing Club to the west of the Hospital on 2 February January 2023.
- Further, as the hospital site is generally flood liable land and involves a health services facility, being at the confluence of the Darling and Murray Rivers, agency notification was also triggered in relation to section 2.13 of the TISEPP with the State Emergency Service (SES).
- Following notification no public submissions were received and Council also did not provide a submission. SES also did not make a submission.
- Following the release of flood related documents under the Flood Risk Management Manual (June 2023), a follow referral was made to the SES 22 August 2023. SES provided a response with a letter dated 5 September 2023 setting out a range of comments which are details of consideration of the responses are provided in the REF (Section 5) and incorporate into the relevant mitigation measures requiring the Flood Emergency Response to be updated accordingly with additional signage and warnings.

**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
Claire Muir	Senior Planning Advisor	11/09/2023
Endorsed by	Position	Date
Rachel Mitchell	Manager, Planning	[insert date]