

Cowra Hospital Redevelopment

Project Details

Project Name	Cowra Hospital Redevelopment (Main Works)
Project Location	Cowra Health Service, 64 Liverpool Street, Cowra New South Wales 2794
REF Prepared by	Ethos Urban dated 27/04/2023
Activity Description	Erection of a health services facility and associated site works, including demolition. Includes parking, signage, landscaping and other ancillary works.

NSW Health Infrastructure is proposing the Cowra Hospital Redevelopment (Main Works) 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 for development of purposes of a **health services facility** and responds to *State Environmental Planning Policy (Transport and Infrastructure) Part 2.3, Division 10 – Health Services Facilities* Section 2.61(1)(a), 2.61(1)(c), 2.61(1)(d), and 2.61(1)(e).

In addition, other REF works to establish the proposed activity respond to the following of the TI SEPP: *Division 5 – Electricity Transmission or Distribution* Section 2.44(1), *Division 12A Pipelines and Pipeline Corridors* Section 2.75(2), *Division 17 Roads and Traffic* Sections 2.109(1) and 3(c), *Division 18 Sewerage Systems* Section 2.126(6), *Division 20 Stormwater Management Systems* Section 2.137(1) and *Division 24 Water Supply Systems* Section 2.159(1).

- The activity is being undertaken by, or on behalf of a public authority within the boundaries of an existing health services facility;
- And is for:
 - (a) the erection or alteration of, or addition to, a building that is a health services facility;
 - (b) demolition of buildings carried out for the purposes of a health services facility;
 - (c) development for the purposes of patient transport facilities, including helipads and ambulance facilities; and
 - (d) development for the purposes of car parks to service patients or staff of, or visitors to, the health services facility (or to service staff of, or visitors to, other premises within the boundaries of the facility).
- Is located in a prescribed zone R1 General Residential; and

- 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 with Section 2.62(2)(a)(i) the council for the area in which the relevant land is located and Section 2.62(2)(a)(ii) the occupiers of any adjoining land.**
- Written notification of the intention to undertake the activity was given to Cowra Shire Council and to occupiers of adjoining land on 23 November 2022.
 - Responses to the notification received within 21 days have been taken into account, comprising a submission from Cowra Shire Council and two (2) submission(s) from occupiers of adjoining land.
 - Details of consideration of the responses are provided in the REF (Section 5.1).
 - Consultation with public authorities in accordance with Section 2.10(1)(a), (c), (d) and (f) is satisfied; notwithstanding substantial or other potential large impacts was not identified by the REF associated with works to Council related infrastructure and services.
- 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), Section 171 and 171A 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
John Riordan	Senior Town Planning Advisor RPIA REAP	09 May 2023
Endorsed by	Position	Date
Rachel Mitchell	Manager, Planning	11/05/2023