

SAMIS Central – Electrical Substation

Project Details

Project Name	SAMIS Central – Electrical Substation
Project Location	42-50 Parramatta Road (Arundel Street frontage), Forest Lodge (Lot 1 DP 73917, Lot 1 DP 66015, Lot 2 DP 63825, Lot 1 DP 63825)
REF Prepared by	_planning Pty Ltd 16 December 2022
Activity Description	To meet the electrical demand of the proposed SAMIS Ambulance Station development and the future adjacent development at 42-50 Parramatta Road, Forest Lodge it will be necessary to establish a chamber substation on the premises due to capacity limitations of the local electricity distribution network. As development of the Ambulance Station will proceed first, HI proposes to establish a single transformer surface chamber within the land parcel adjacent to the Arundel Street property boundary with HV and LV electricity network connections adjacent to the substation in the Arundel Street southern footway. In addition, a concrete encased ductline to the southern land parcel and associated easement for electricity purposes will be provided to facilitate an electricity network connection to the future development on that lot.

NSW Health Infrastructure is proposing the SAMIS Central – Electrical substation project under the provisions of *State Environmental Planning Policy (Transport & Infrastructure) 2021* (T&I 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).

The REF has identified and considered the following matters:

1. The activity is “development without consent” under the T&I SEPP

The activity:

- Is development for the purpose of an electricity transmission or distribution network (ie a new substation) carried out by a public authority.

2. The notification requirements of the T&I SEPP have been met in accordance with Section 2.45(2)

- Written notification of the intention to undertake the activity was given to City of Sydney Council and to occupiers of adjoining land on 5 August 2022.
- Responses to the notification received within 21 days have been taken into account, comprising one (1) submission from occupiers of adjoining land.
- No submissions were received from City of Sydney Council.
- Details of consideration of the responses are provided in the REF (Section 5).

3. Consideration of other environmental planning instruments

- Consideration of the applicable instruments is provided at Section 4, Table 8 in the REF.

4. The requirements of Section 5.5 of the EP&A Act and Section 170 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 environmental factors to be taken into account in accordance with Section 3 of the *Guidelines for Division 5.1 Assessments* (June 2022) (the Guidelines), noting the Guidelines were prepared for the purposes of Section 170 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, Table 7 of the REF) and the Environmental Factors (in accordance with Section 3 of the Guidelines) checklist (Section 6, Table 11 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
Rachel Mitchell	Manager, Planning	19/12/2022