

Bowral Hospital – Stage 2 Main Works

Project Details

Project Name	Bowral and District Hospital – Stage 2 Main Works
Project Location	97-103 Bowral Street, Bowral, legally known as Lot 4 DP 858938
REF Prepared by	LJB Urban Planning – 15 February 2023
Activity Description	This Review of Environmental Factors (REF) relates to the demolition of the Watson Building, the Morgue, partial demolition of the Milton Building and removal of some ancillary structures and involves new additions and refurbishment of the Milton Wing, new Loading Bay, alterations to the Administrative Building, new landscaping additional parking and upgraded layout and associated site works.

NSW Health Infrastructure is proposing demolition of the Watson Building, the Morgue and partial demolition of the Milton Building and alterations and additions to the Milton Wing and Administrative Buildings including a new Loading Dock, landscaping and upgraded parking layout and arrangement at 97-103 Bowral Street, Bowral 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 being undertaken by, or on behalf of a public authority;
- is for the development for the purposes of alteration of, or addition to, a building that is a health services facility and the demolition of buildings carried out for the purposes of a health services facility;
- involves works that are consistent with Section 2.61 of the T&I SEPP.

2. The notification requirements of the T&I SEPP have been met in accordance with Chapter 2, Division 1 and Division 5

- The proposal has been notified in accordance with the provisions of Chapter 2, Division 10 Section 2.62 of the T&I SEPP

3. The requirements of Section 5.5 of the EP&A Act 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 171 of the EP&A Regulations as listed in 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 4.3) and Section 171 checklist (Section 6.1), the proposed activity will not have any 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.

4. 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.

5. 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
Larissa Ozog	Senior Planning Advisor	17/02/2023
Endorsed by	Position	Date
Rachel Mitchell	Manager, Planning	