

Temporary Works, Ryde Hospital

Project Details	
Project Name	Ryde Hospital Redevelopment
Project Location	Ryde Hospital
REF Prepared by	Ethos Urban dated 21 May 2024
Activity Description	Temporary Works

NSW Health Infrastructure is proposing temporary works under the provisions of *State Environmental Planning Policy (Transport & Infrastructure) 2021* (TI SEPP) which requires determination under Part 5 of the *Environmental Planning and 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 Regulation), including the *Guidelines for Division 5.1 Assessments*, prepared by the Department of Planning, Housing and Infrastructure (formerly known as 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;
- and is for:
 - (a) the erection or alteration of, or addition to, a building that is a health services facility; and
 - (b) demolition of buildings carried out for the purposes of a health services facility;
- is located in a prescribed zone, being SP2 Infrastructure (Health Services Facility);
- does not result in a building exceeding 15 metres in height and is located greater 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).
- once the proposed temporary works are no longer required, they will be removed and/or be demolished, and it is proposed that this will occur by the end of Q4, 2026 (calendar year).

2. The notification requirements of the TI SEPP have been met in accordance with Sections 2.10, 2.11 and 2.62 of the TI SEPP

- Under Section 2.10(2), 2.11(2)(b), and 2.62(2)(a)(i) of the TI SEPP, the REF was notified to the City of Ryde Council for 21 days, commencing on 8 February 2024 and closing on 29 February 2024. Council provided a response on 16 February 2024, which requested further information to enable a complete assessment of the

proposed works. The proponent subsequently met with Council on 27 February 2024 to clarify the items raised in their response, and formally issued a response back to Council via email on 1 of March 2024.

- Under Section 2.62(2)(ii) of the TI SEPP, written notice of proposed works was provided to occupiers of adjoining land for a 21-day notification window, commencing 8 February 2024 and closing on 29 of February 2024. No responses from nearby residences were received within the notification window.
- Additional notification of the proposal was issued to the owners of 45 Fourth Avenue, Denistone via their construction works contractor, who confirmed on 14 May 2024 that the notification letter had been given to the owner. 45 Fourth Avenue, Denistone is a dual occupancy development currently under construction and is not yet occupied. The property shares its southern boundary with the Ryde Hospital site.
- Responses to the notification received within 21 days have been taken into account, comprising a submission from City of Ryde Council.
- Details of consideration of the responses are provided in the REF (Section 5.1).
- Further consultation pursuant to Sections 2.10 – 2.17 of the TI SEPP was not required.
- It's noted that consultation pursuant to Sections 2.11 of the TI SEPP was not required as noted in the Heritage Statement, which confirms that the impact of the proposed temporary works will be minor and inconsequential to heritage items on the site.

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
Kathryn Saunders	Senior Advisor, Town Planning (Post Approvals & Compliance)	4 June 2024

Endorsed by	Position	Date
Rachel Mitchell	Manager, Planning	6 June 2024