



11 July 2024

Mr Warwick Winn
General Manager
Eurobodalla Shire Council
PO Box 99
Moruya NSW 2537

Dear Warwick,

Notification of Activity – Batemans Bay Community Health Facility

Address: 7 Pacific Street, Batemans Bay

Proponent: NSW Health Infrastructure

NSW Health Infrastructure (HI) is proposing to construct a single storey community health facility with associated at-grade parking at Batemans Bay Hospital, located at 7 Pacific Street, Batemans Bay.

Under *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP), this proposal does not require development consent from the planning authority. We are however required to undertake an assessment of the likely environmental impacts in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979*. This assessment is through a Review of Environmental Factors (REF).

In accordance with section 2.62(2)(a)(i) of the TI SEPP, we are notifying Council of our intention to carry out the proposed development and ask that you provide any comments on the proposal within 21 days from the date of this letter. These comments will then be considered in our assessment.

For your information, a plan indicating the location and extent of the work is enclosed. The works will not exceed 15m in height and will be located more than 5m from the nearest property boundary. Generally, the proposed activity comprises:

- Tree removal at the proposed location of the new building.
- Construction of a single storey health services facility including a reception area, patient consultation rooms, support areas, staff workstations and meeting rooms.
- Provision of a new at-grade car park to the north of the new building, accessed via the existing southern driveway.
- Infrastructure works and services augmentation.
- Landscaping.

If you wish to comment on the proposal, please provide your feedback to Orestes Lomis at HIBatemansBayhealth@health.nsw.gov.au or NSW Health Infrastructure, Attention Orestes Lomis, 1 Reserve Road, St Leonards NSW 2065.

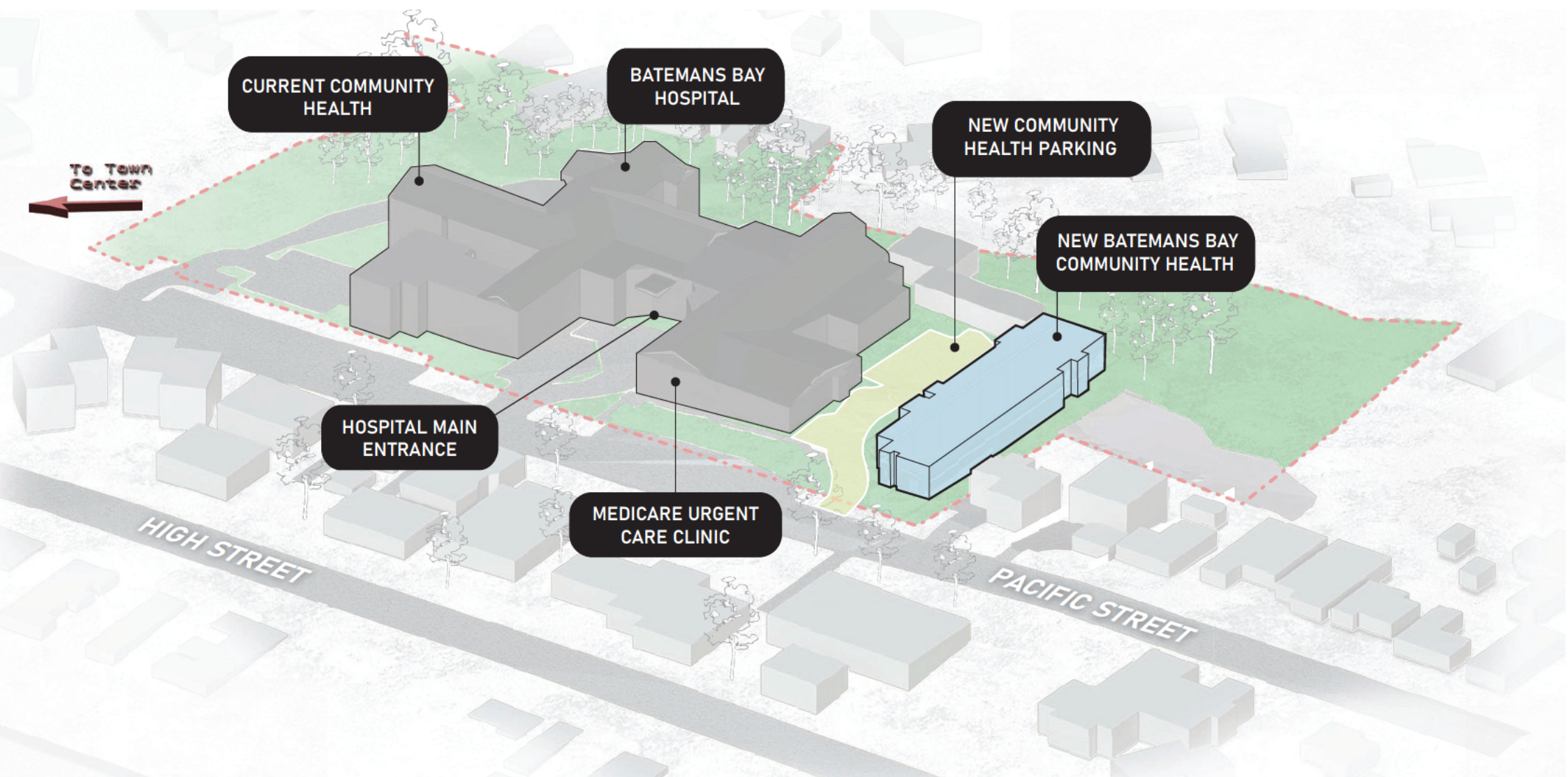
Yours sincerely,



Orestes Lomis

Project Director

Enclosed: Site Plan



CURRENT COMMUNITY HEALTH

BATEMANS BAY HOSPITAL

NEW COMMUNITY HEALTH PARKING

NEW BATEMANS BAY COMMUNITY HEALTH

HOSPITAL MAIN ENTRANCE

MEDICARE URGENT CARE CLINIC



HIGH STREET

PACIFIC STREET