



Request for Secretary's Environmental Assessment Requirements

Proposed State Significant Development Northside Private Hospital

Faunce Street West, West Gosford
Lot 2 DP1226923

**Prepared by Willowtree Planning Pty Ltd on behalf
of AA Crown Holdings Pty Ltd**

March 2019

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PART A PRELIMINARY

1.1 INTRODUCTION

This scoping document has been prepared by Willowtree Planning on behalf of AA Crown Holdings Pty Ltd and is submitted to the NSW Department of Planning and Environment (DPE) in support of a formal request for the Secretary's Environmental Assessment Requirements (SEARs).

This request for SEARs is made in relation to the proposed Northside Private Hospital at Faunce Street West, West Gosford (Lot 2 DP1226923). The proposed Northside Private Hospital will be built at the former Ausgrid site on the corner of Faunce Street and Racecourse Road.

The proposal includes the erection of an 11-storey private hospital which includes 8 floors comprising; medical suites, in-patient units, general practitioner clinics, radiology rooms, pathology room, intensive care unit and operating theatres. The proposal incorporates 1 lower ground floor level comprising parking, waste storage and loading dock and a basement level comprising parking and plant. Further to this, the proposal incorporates 2 retail units at ground floor and a mezzanine level car parking.

The proposal is classified as State Significant Development (SSD) pursuant to Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD). Clause 14 of Schedule 1 relates to *Hospitals, medical centres and health research facilities* and provides that the following is state significant development:

Development that has a capital investment value of more than \$30 million for any of the following purposes:

- (a) hospitals,*
- (b) medical centres,*
- (c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).*

This document provides a brief overview of the proposal and the planning framework that applies to enable the issue of the SEARs that will guide the preparation of a formal Environmental Impact Statement (EIS) for future development of the land.

It is therefore requested that DPE issue formal SEARs to support the preparation of the EIS for the proposed SSD.

PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The subject site is identified as Faunce Street West, West Gosford being legally described as Lot 2 DP1226923.

The site exhibits an overall site area of 31,391m², with significant frontages on to Racecourse Road and Faunce Street. The site adjoins the Gosford Tennis Centre and Golf Course to the north, Henry Kendall High School and Gosford Public School to the east, industrial style buildings to the south and west.

The existing site was formally owned by Ausgrid and is currently occupied by a number of single storey buildings. The site is mostly covered by hardstand and single storey buildings and is therefore void of significant vegetation. Vehicular access to the site is afforded via (2) existing concrete crossovers from Racecourse Road and Faunce Street.

The site and the surrounding context are shown in **Figures 1** and **2** below.



Figure 1 Aerial Map of Site (SIX Maps, 2019)

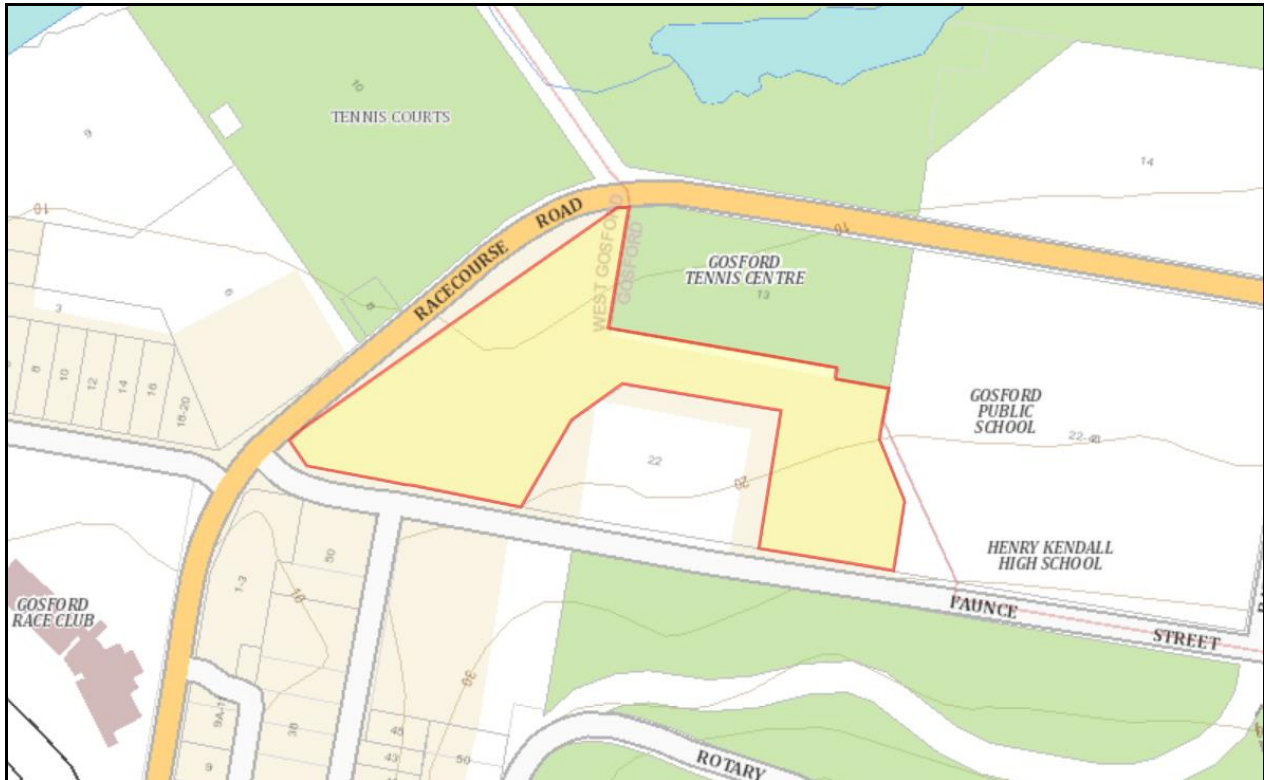


Figure 2: Cadastral Map of Site (SIX Maps, 2019)

2.2 SITE CONTEXT

The site is located in the Gosford City Centre, which forms part of the Central Coast Local Government Area (LGA).

The surrounding context exhibits a number of community land uses, mainly characterised by; Gosford Tennis Centre, Gosford Golf Course, Presidents Hill and the Henry Kendall High School and Gosford Public School. Additionally, there are employment generating uses to the south and west.

The closest residential uses are located on Blackett Street to the west and Young Street further to the south.

PART C PROPOSED DEVELOPMENT

3.1 AIMS AND OBJECTIVES OF THE PROPOSAL

The following aims and objectives have been identified as forming the basis of the proposed development of the subject land to accommodate the proposed private hospital:

- Deliver a new private hospital to meet the significant demand that exists in the Central Coast;
- Design the site to create a high-quality hospital for both staff and patients;
- Respond to the current and projected growth of Gosford and the Central Coast with the delivery of a private hospital;
- Ensure minimal environmental impact; and
- Ensure development is compatible with surrounding development.

The site and proposed design are considered to meet the objectives of the project.

3.2 DESCRIPTION OF PROPOSAL

The proposal seeks approval for the redevelopment of the site to construct Northside Private Hospital. Specifically, the proposal includes the erection of an 11-storey private hospital which includes 8 floors comprising; medical suites, in-patient units, general practitioner clinics, radiology rooms, pathology room, intensive care unit and operating theatres. The proposal incorporates 1 lower ground floor level comprising parking, waste storage and loading dock and a basement level comprising parking and plant. Further to this, the proposal incorporates 2 retail units at ground floor and a mezzanine level car parking. The proposed private hospital would comprise of 23,406m² of gross floor area (GFA) and a building height of approximately 48.5m. The development particulars are listed in **Table 1** below.

Table 1. Development Particulars	
Development Particular	Gross Floor Area (GFA)
<u>Basement 1</u>	
Carpark	6,105m ² (162 car spaces)
Support	87m ²
Plantroom	161m ²
<u>Lower Ground Floor 1</u>	
Kitchen	240m ²
Central store	94m ²
Bicycle parking/amenities	112m ²
Carpark	4,466m ² (117 car spaces)
<u>Ground Floor</u>	
Radiology	645m ²
Pathology collection	95m ²
Retail tenancies	304m ² (2 x retail tenancies)
Reception/Administration	274m ²
Public amenities	66m ²
Support	97m ²
Carpark	2013m ² (51 car spaces)

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<u>Mezzanine</u>	
Carpark	2,249m ² (61 car spaces)
Support	390m ²
<u>Level 1</u>	
Operating theatre suite	3108m ² (14 x operating theatre suites)
Intensive care unit	748m ² (14 x bays)
<u>Level 2</u>	
Hospital admin/Central staff change	437m ²
Medical record	293m ²
Hospital department	349m ²
<u>Levels 3</u>	
Pathology lab	460m ²
Nuclear med	513m ²
CSSD	518m ²
<u>Levels 4</u>	
Medical tenancy	2,027m ²
Support	61m ²
<u>Level 5</u>	
Inpatient unit	2,440m ² (56 beds)
<u>Level 6</u>	
Inpatient unit	2,348m ² (56 beds)
<u>Level 7</u>	
Inpatient unit	2,440m ² (56 beds)
<u>Level 8</u>	
Inpatient unit	2,438m ² (56 beds)
<u>Level 9</u>	
Plantroom	1,274m ²

The Architectural Drawings and Schedule of Areas have been included in **Appendix 1** and **2**, respectively. The Architectural Drawings provided are conceptual at this stage and therefore will be subject to future amendments.

Further to this, see **Figure 3** below which depicts the location of the proposed building within the south western portion of the site. A 10,049m² site is proposed to be subdivided to accommodate the proposed development. Therefore, the FSR of 2.33:1 has been calculated based on a site area of 10,049m².



Figure 3: Proposed building site area and FSR calculation (HPI, 2019)

3.3 OPERATIONAL DETAILS

Details of the proposed private hospital's operations (for the ultimate development scenario) are summarised in **Table 2**.

Table 2. Operational Details	
Component	Proposed
Number of jobs (operational)	Approx. 460
Number of jobs (construction)	Approx. 2,200
Number of Patients	Approx. 600
Hours of Operation	- Ward 24/7 - Day Surgery 7.00am to 7.00pm - Retail Tenancy 8.00am to 6.00pm
CIV	\$300,000,000

3.4 CONSULTATION

Consultation is currently being undertaken with relevant stakeholders. A meeting was held with Central Coast Council on 21 February 2019 to gain their preliminary feedback on the proposal. Some of the key concerns raised included:

- Traffic and Transport;
- Visual and Scenic Amenity; and
- Bushfire Prone Land.

Furthermore, additional consultation with relevant stakeholders will be undertaken when preparing the EIS as stipulated by the Departments Major Project Community Consultation Guidelines.

PART D STATUTORY PLANNING CONTROLS

The relevant statutory planning policies that apply to the proposed development are as follows:

- *Environmental Protection and Biodiversity Conservation Act 1999*
- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning Assessment Regulation 2000*
- *Protection of Environmental Operations Act 1979*
- *Biodiversity Conservation Act 2016*
- *Water Management Act 2000*
- *Rural Fires Act 1997*
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy (Coastal Management) 2018*
- *State Environmental Planning Policy No 55 – Remediation of Land*
- *State Environmental Planning Policy (Gosford City Centre) 2018*
- *Gosford City Centre Development Control Plan 2018*

4.1 ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's central piece of environmental legislation. It provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places, defined in the EPBC Act as matters of National Environmental Significance.

Under the EPBC Act, a person must not, without an approval under the Act, take an action that has or will have, or is likely to have, a significant impact on a matter of National Environmental Significance. These matters are listed as:

- The world heritage values of a declared World Heritage property
- The ecological character of a declared Ramsar wetland
- A threatened species or endangered community listed under the Act
- A migratory species listed under the Act
- The environment in a Commonwealth marine area or on Commonwealth land

The EPBC Protected Matters report generated for the site lists three (3) threatened ecological communities, 71 nationally listed threatened species and 51 migratory species that may occur within 5km of the site (**Appendix 3**).

4.2 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the overarching governing document for all development in NSW. Pursuant to Section 4.36(2), the EP&A Act provides that:

A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.

The proposed development has been identified as State Significant Development under SRD SEPP as outlined in Section 4.8 below.

Pursuant to Section 4.12(8), *a development application for State significant development or designated development is to be accompanied by an environmental impact statement prepared by or on behalf of the applicant in the form prescribed by the regulations.* Accordingly, this application precedes the required EIS.

4.3 ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000

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The *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) prescribes requirements for Environmental Impact Statements in Schedule 2.

Pursuant to Schedule 2 Clause 3, prior to an EIS being prepared a written application must be made to obtain the Secretary's Environmental Assessment Requirements (SEARs). This application forms the required request for SEARs.

4.4 PROTECTION OF ENVIRONMENTAL OPERATIONS ACT 1979

Schedule 1 of the *Protection of the Environment Operations Act 1979* (POEO Act) contains a core list of activities that require a licence before they may be undertaken or carried out. The definition of an 'activity' for the purposes of the POEO Act is:

an industrial, agricultural or commercial activity or an activity of any other nature whatever (including the keeping of a substance or an animal).

The proposal will not involve any activity that would require the issue of an Environmental Protection Licence.

4.5 BIODIVERSITY CONSERVATION ACT 2016

The *Biodiversity Conservation Act 2016* (BC Act) seeks to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

Part 7 of the BC Act sets out requirements for biodiversity assessments and approvals under the Planning Act (meaning the EP&A Act).

Pursuant to Section 7.2(1), *development or an activity is likely to significantly affect threatened species if:*

- (a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or*
- (b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or*
- (c) it is carried out in a declared area of outstanding biodiversity value.*

Pursuant to Section 7.9, *an SSD is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.*

It is considered that the development would not compromise the integrity of the ecological and biodiversity value of the site.

4.6 WATER MANAGEMENT ACT 2000

The site does not comprise a watercourse within its boundary. The closest watercourse to the site is Narara Creek to the north west of the site. No works are proposed within 40m of this watercourse.

Pursuant to Section 91(2) of the *Water Management Act 1997*, *a controlled activity approval confers a right on its holder to carry out a specified controlled activity at a specified location in, on or under waterfront land.*

For the purposes of the Water Management Act, *waterfront land* includes land 40m inland of the highest bank of a river (inclusive of any tributary of a watercourse). A *controlled activity* means:

- (a) the erection of a building or the carrying out of a work (within the meaning of the Environmental Planning and Assessment Act 1979), or*

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- (b) the removal of material (whether or not extractive material) or vegetation from land, whether by way of excavation or otherwise, or*
- (c) the deposition of material (whether or not extractive material) on land, whether by way of landfill operations or otherwise, or*
- (d) the carrying out of any other activity that affects the quantity or flow of water in a water source.*

Given that the proposal does not include carrying out of a controlled activity on waterfront land, a controlled activity approval is not required. As the proposal involves large scale excavation and therefore may require an aquifer interference approval.

4.7 RURAL FIRES ACT 1997

The site is identified as bushfire prone land (Vegetation Category 0) and accordingly it is acknowledged that the application may be Integrated Development requiring referral under Section 4.46 of the EP&A Act and Section 100B of the *Rural Fires Act 1997*.

Pursuant to Section 100B of the Rural Fires Act, a bush fire safety authority must be obtained prior to developing bush fire prone land for a Special Fire Protection Purpose (including a hospital). A bushfire safety authority may be granted by the Commissioner and authorises development *to the extent that it complies with standards regarding setbacks, provision of water supply and other matters considered by the Commissioner to be necessary to protect persons, property or the environment from danger that may arise from a bush fire.*

As part of the EIS, a Bushfire Assessment will be prepared. The proposed private hospital will be designed in accordance with the recommendations of the study, *Planning for Bushfire Protection 2006* and any other standards prescribed by the bushfire safety authority.

4.8 STATE ENVIRONMENT PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Proposals involving activities that are listed in Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) are identified as being State Significant Development (SSD).

Clause 14 of Schedule 1 states:

14 Hospitals, medical centres and health research facilities

Development that has a capital investment value of more than \$30 million for any of the following purposes:

- (a) hospitals,*
- (b) medical centres,*
- (c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).*

In accordance with Schedule 1 Clause 14(a), the proposed development for a new private hospital is State Significant Development.

4.9 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The referral thresholds for 'hospitals' development are as follows:

- 200 or more beds
- 100 or more beds

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As the proposal seeks consent for more than 200 beds, referral to the RMS is required under the Infrastructure SEPP

4.10 STATE ENVIRONMENTAL PLANNING POLICY (COASTAL MANAGEMENT) 2018

The site lies within an area mapped as Coastal Environment Area and is adjacent an area mapped as Coastal Use Area.

The proposal would ensure that the following are met:

- The biophysical, hydrological and ecological integrity of Narara Creek;
- The quantity and quality of surface and ground water flows to and from the waterway.

The proposed development would ensure that the impacts associated with the development are suitably mitigated.

4.11 STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) provides a state-wide planning approach for the remediation of land and aims to promote the remediation of contaminated land to reduce the risk of harm.

Clause 7(1) of SEPP 55 requires the consent authority to consider whether land is contaminated prior to consent of a development.

The Section 10.7 (2) and (5) Planning Certificate does not identify the land as contaminated. However, given the extent of excavation required detailed site investigations will be undertaken.

The future EIS will be supported by Detailed Site Investigations.

4.12 STATE ENVIRONMENTAL PLANNING POLICY (GOSFORD CITY CENTRE) 2018

The *State Environment Planning Policy (Gosford City Centre) 2018* (SEPP GCC) is the primary Environmental Planning Instrument (EPI) applicable to the site. The relevant provisions summarised below and in **Table 3**.

Zoning and Permissibility

The site is zoned B6 Enterprise Corridor pursuant to the SEPP GCC (refer to zoning map in **Figure 3**).

The objectives of the B6 zone are:

- *To promote businesses along main roads and to encourage a mix of compatible uses.*
- *To provide a range of employment uses (including business, office, retail and light industrial uses).*
- *To maintain the economic strength of centres by limiting retailing activity.*
- *To provide for residential uses, but only as part of a mixed use development.*

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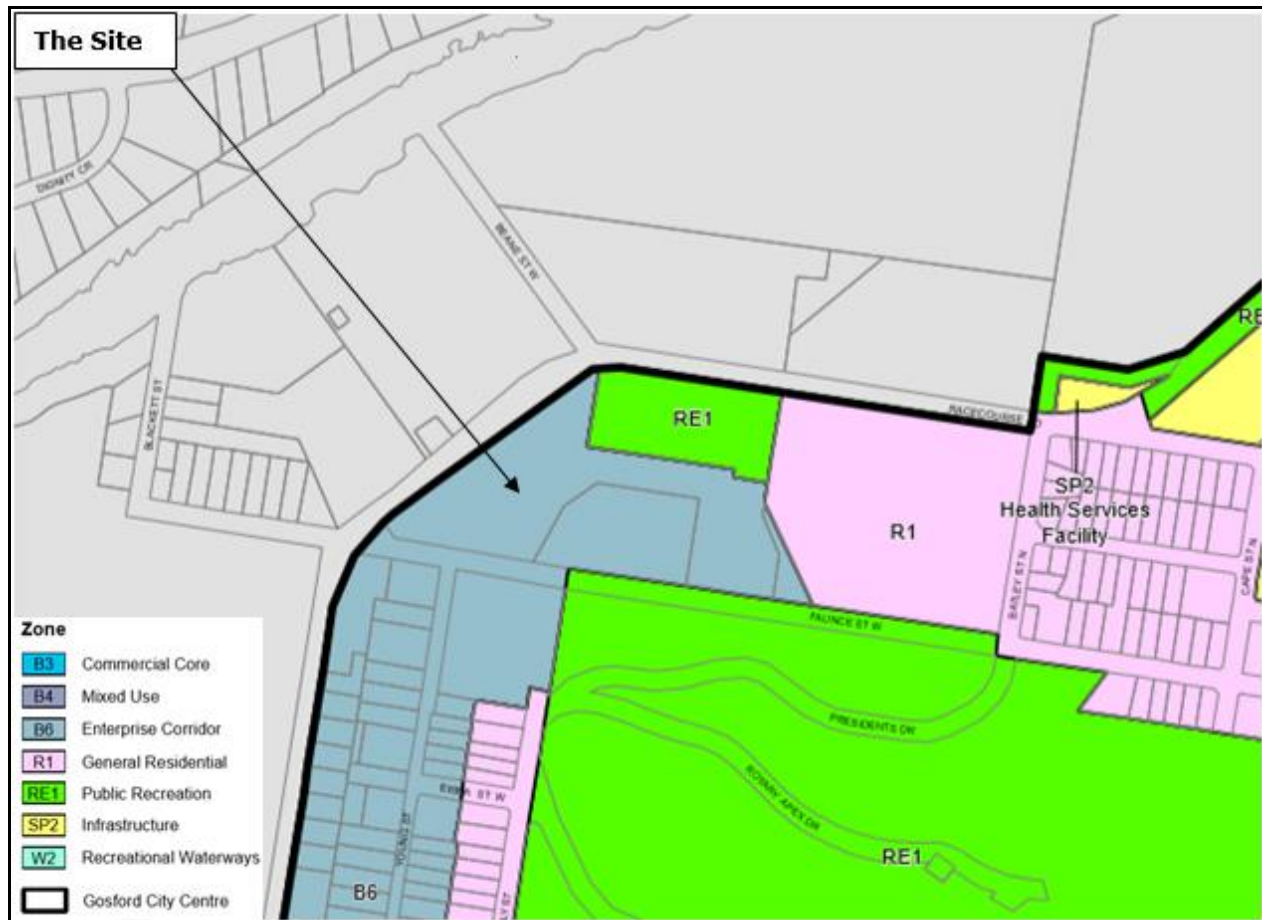


Figure 4: Land Zoning Map (NSW Legislation, 2019)

Within the B6 zone the following land uses are permitted *without* consent:

Nil

Within the B6 zone the following land uses are permitted *with* consent:

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

Within the B6 zone the following land uses are prohibited:

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems

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Pursuant to the SEPP GCC, the proposed development is defined as:

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

Further to this, a *hospital* is defined as:

hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops, kiosks, restaurants or cafes or take away food and drink premises,
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries.

Pursuant to the SEPP GCC, the development of a *health services facility* is not expressly prohibited within the B6 zone. Therefore, the proposed development of a health services facility would be permitted with consent in the B6 zone.

Furthermore, the permissibility of the proposal may rely on SEPP Infrastructure which permits certain development in prescribed zones. This includes the development of *health services facility* within the B6 zone.

Division 10, Clause 57 of SEPP Infrastructure states the following:

- (1) *Development for the purpose of health services facility may be carried out by any person with consent on land in a prescribed zone.*

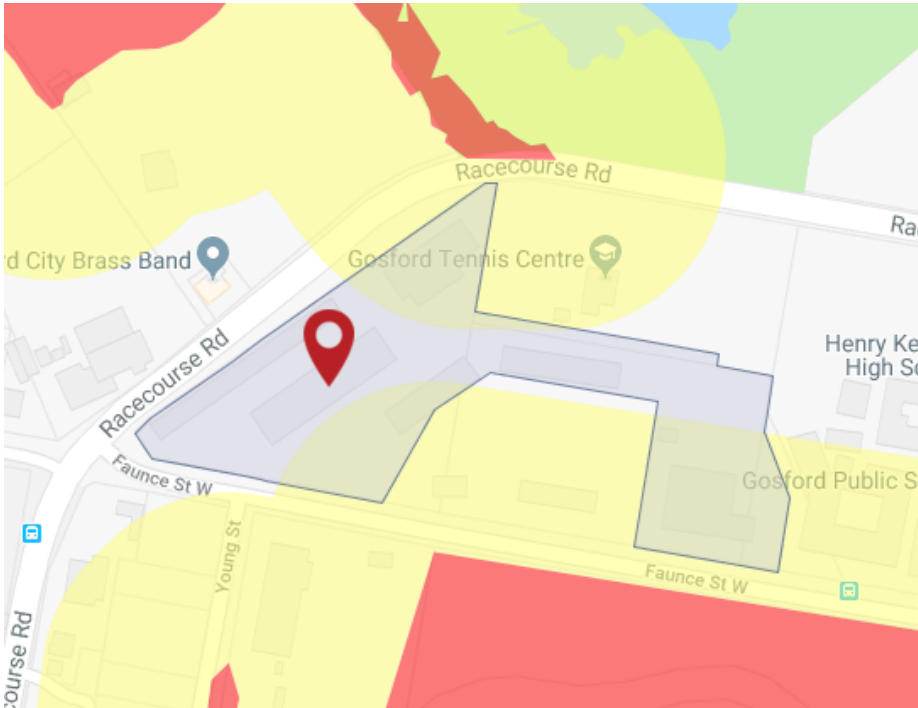
The B6 zone is a prescribed zone pursuant to SEPP Infrastructure. The proposal is permissible with consent pursuant to SEPP Infrastructure being for a health services facility on land zoned B6 Enterprise Corridor.

Table 3. Development Standards

Clause	Comment
Clause 4.1 – Minimum lot size	No minimum lot size pursuant to the SEPP GCC.
Clause 4.3 – Height of buildings	The maximum building height is 12m pursuant to the SEPP GCC.

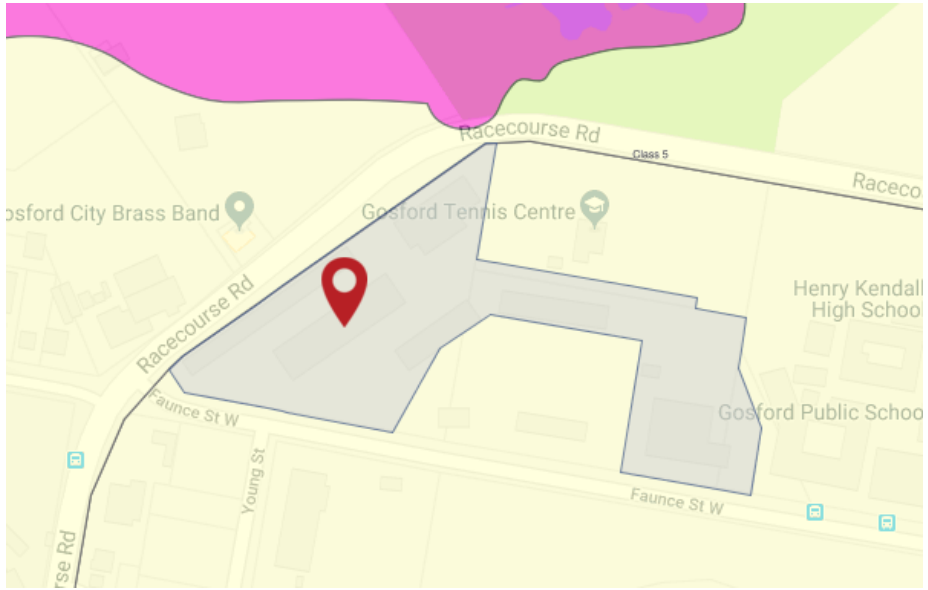
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	The proposed maximum building height is 48.5m. Clause 8.4 of the SEPP GCC allows for additional height on certain sites. Clause 8.4 is addressed below in this table.
Clause 4.4 – Floor space ratio	The maximum floor space ratio (FSR) is 1.5:1 The proposed maximum FSR is 2.33:1 when considering the proposed site area of 10,049m².
Clause 5.1 – Relevant acquisition authority	The site is not identified as land for acquisition.
Clause 5.10 – Heritage	The site is not identified as a heritage item nor is it located within a heritage conservation area. The closest heritage item is Gosford Train Station which is approximately 1km from the site.
Clause 5.11 – Bush fire hazard reduction	This clause states that <i>Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent.</i> As part of the EIS, a Bushfire Assessment must be prepared. The proposed private hospital will be designed in accordance with the recommendations of the study, <i>Planning for Bushfire Protection 2006</i> and any other standards prescribed by the bushfire safety authority.  Figure 5: Bush Fire Hazard Map (Planning Portal, 2019)

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Clause 7.1 – Acid sulphate soils	The site is Acid Sulphate Soils Class 5. However, the site is located within 500m of Acid Sulphate Soils Class 2. Given that the site is located within 500m of Class 2 Acid Sulphate Soils an Acid Sulphate Soils Management Plan must be provided.  Figure 6: Acid Sulphate Soils Map (Planning Portal, 2019)
Clause 7.2 – Flood planning	The Section 10.7 (2) and (5) Planning Certificate states that the land is subject to flood related development controls.
Clause 7.3 – Floodplain risk management	The Section 10.7 (2) and (5) Planning Certificate states that the land is subject to flood related development controls.
Clause 8.1 – Minimum street frontage	This clause states that <i>development consent must not be granted to the erection of any building on land in Zone B6 Enterprise Corridor unless the building will have a street frontage of at least 24 metres.</i> The street frontage along both Racecourse Road and Faunce Street is greater than 24m.
Clause 8.3 – Design excellence	This clause applies to the erection of new building or external alterations to an existing building. The proposal is for an architecturally designed hospital which is considered to contribute to the natural, cultural, visual and built character values of Gosford City Centre.
Clause 8.4 – Exceptions to height and floor space in Zones B3, B4 and B6	Exceptions to height and floor space may be granted on land zoned B6 Enterprise Corridor on land that has an area greater than 5,600m² and a frontage of more than 36m. This process must be overseen by a design and review panel who would review the development. The proposal has a site area of approximately 10,049m² and street frontage along both Racecourse Road and Faunce Street is greater than 36m. Additionally, the preliminary design in Appendix 1 exhibits design excellence that is considered to contribute to the natural, cultural, visual and built character values of Gosford City Centre.

4.13 GOSFORD CITY CENTRE DEVELOPMENT CONTROL PLAN 2018

Clause 11 of the SEPP SRD provides that:

Development control plans (whether made before or after the commencement of this Policy) do not apply to:

(a) State significant development

Therefore, the *Gosford City Centre Development Control Plan 2018* does not apply to the proposed private hospital.

PART E ENVIRONMENTAL ASSESSMENT

A screening analysis of the environmental issues applicable to the proposal is presented in the table below. The risk-based analysis has been used to identify the key environmental issues for further assessment and assist the preparation of the SEARs for the proposed development.

The analysis is based on preliminary environmental assessment of the site only. The EIS for the proposal will fully address these items and other environmental issues relevant to the proposal.

Table 4. Environmental Risk Assessment	
Issue	Analysis
Soil and water	- During construction, an Erosion and Sediment Control Plan would be implemented to protect downstream system and receiving waters from sediment-laden runoff. - Earthworks would be designed to minimise the extent of cut and fill and allow the balance of soil to be re-used on-site. Top soil would be stockpiled for re-use within landscaped areas where possible. - The site is identified as Class 5 Acid Sulphate Soils however, the site is within 500m of Class 2 Acid Sulphate Soils to the north. Detailed Site Investigations will be included with any future EIS.
Contamination	- No land within 500m of the subject site has been identified on the list of NSW contaminated sites notified to the EPA. - Section 10.7 (2) and (5) Planning Certificate does not identify the land as contaminated land.
Flora and fauna	- The site is predominately covered in hardstand and buildings. Minor vegetation clearing may be required; however, the nature of such clearing would require further ecological assessment, which would be further detailed throughout the EIS pursuant to this SEARs request. - The land is not identified as biodiversity certified land, nor is it subject of a biobanking agreement.
Noise	- The site is not located in the immediate proximity of any sensitive land uses, being suitably separated from the nearest residential development. Noise associated with construction are unavoidable but will comply with the relevant standards. - The site is not situated within proximity of any significant noise-generating activities that would adversely affect the operation of the proposed hospital or would require any specific design alterations. - The acoustic impacts generated through the construction and future operation of the proposed private hospital would be assessed as part of the future EIS, having regard for the relevant noise criteria.

Request for Secretary's Environmental Assessment

Proposed State Significant Development Northside Private Hospital
Faunce Street West, West Gosford (Lot 2 DP1226923)

Air quality	▪ Given the nature of the proposed development, being for a hospital, it is not anticipated that there will be any unacceptable air quality impacts. ▪ During construction, air quality will be managed through appropriate dust mitigation measures.
Ecologically sustainable development	▪ The development will be designed in accordance with the principles of Ecologically Sustainable Development (ESD), incorporating active and passive design elements to reduce energy and water consumption and reduce greenhouse gases.
Waste	▪ Waste generated during construction will be managed through a Waste Management Plan that makes provision for waste minimisation, storage, separation, transportation and disposal. ▪ Ongoing waste generation associated with the operation of the hospital will be managed through a Plan of Management.
Traffic and transport	▪ The proposed car park has been designed with capacity to accommodate all car parking on the site with no off-site overflow. ▪ To reduce car use and the traffic generation associated with new development car-sharing and public transport will be promoted amongst staff. ▪ All areas for vehicle access, manoeuvring and parking will be designed to comply with relevant Australian Standards. All site ingress/egress and internal circulation will be in a forward direction. ▪ A Traffic Impact Statement will be prepared as part of the future EIS to address all matters related to traffic, transport and parking. Swept paths will be included within the Traffic Impact Statement to demonstrate that the development provides suitable arrangements for vehicle manoeuvring.
Heritage	▪ The site is not identified as, or in proximity of, a heritage conservation area.
Site layout, design and visual amenity	▪ The proposed building is eleven storeys (11) storeys and would be approximately 48.5m in height. The maximum building height allowed under the SEPP GCC is 12m, however, Clause 8.4 allows for an increase in building height on certain lots in the B6 Enterprise Corridor zone. An Urban Design Visual Analysis will be provided as part of the future EIS. ▪ The FSR of the building site area is 2.33:1. The maximum FSR allowed under the SEPP GCC in the B6 zone is 1.5:1, however, Clause 8.4 allows for an increase in building height on certain lots in the B6 Enterprise Corridor zone. An Urban Design Visual Analysis will be provided as part of the future EIS.

Request for Secretary's Environmental Assessment

Proposed State Significant Development Northside Private Hospital
Faunce Street West, West Gosford (Lot 2 DP1226923)

	▪ The site layout and design respond to the site's constraints and would aim to protect and enhance constrained areas where possible. ▪ Landscaping will aim to soften the appearance of the built form, enhance the vegetated character of the site and provide for 'green' views towards the site. ▪ The built form would be designed to incorporate architectural elements that articulate the facades and provide sufficient level of visual amenity within the public domain.
Hazards	▪ The Section 10.7 (2) and (5) Planning Certificates identifies the land as being subject to flood related development controls. As part of the EIS, a Flood Report will be carried out which will identify the extent of flooding on site and provide details for mitigation. ▪ The site is identified as bushfire prone land (Vegetation Category 0) and accordingly it is acknowledged that the application will be for Integrated Development requiring referral under the <i>Rural Fires Act 1997</i> and a Bush Fire Safety Authority. As part of the EIS, a Bushfire Assessment will be prepared. The proposed hospital will be designed in accordance with the recommendations of the study, <i>Planning for Bushfire Protection 2006</i> and any other standards prescribed by the bushfire safety authority.
Other Infrastructure & Services	▪ All essential infrastructure services would be augmented accordingly for proposed development, including water, sewer, electricity and communications.
Socio Economic	▪ The proposed development would positively impact on the social and economic conditions of Central Coast LGA. Construction jobs are expected to be in the order of 2,200 and while operational approximately 460 permanent jobs will be available. ▪ A total investment value for the development will be approximately \$300 million.

PART F CONCLUSION

The proposal is for a new private hospital; thus, the development is identified as State Significant Development pursuant to Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011*.

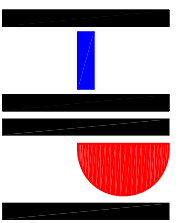
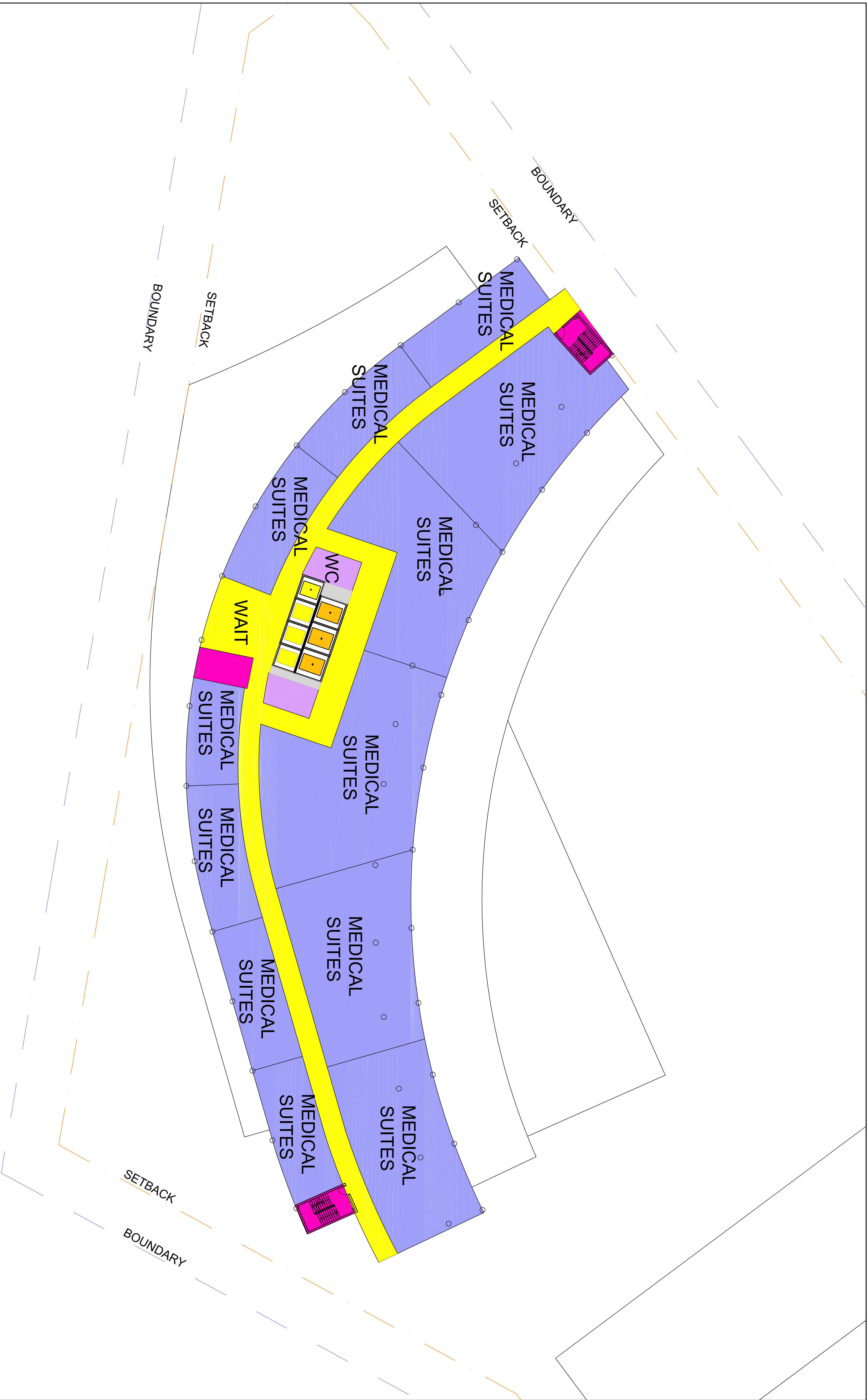
The key objectives of the proposal are to respond to the growing demand for health facilities in the Central Coast, which will be achieved through the delivery of a well-designed and high quality private hospital. The layout and design of the proposed private hospital has also considered the environmental constraints and surrounding sites to ensure compatibility with the local context.

Responding to these objectives, the proposed private hospital will comprise; medical suites, in-patient units, general practitioner clinics, radiology rooms, pathology room, intensive care unit and operating theatres.

As noted throughout this document, the development will be carried out in an environmentally sustainable manner and shall implement suitable mitigation measures to ensure that the amenity and function of surrounding land uses are not compromised.

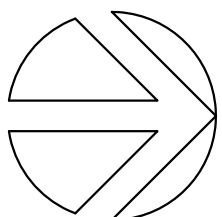
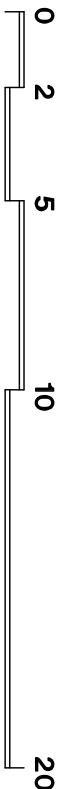
It is requested that the DPE issue formal SEARs for the preparation of an Environmental Impact Statement (EIS) for the proposal as State Significant Development.

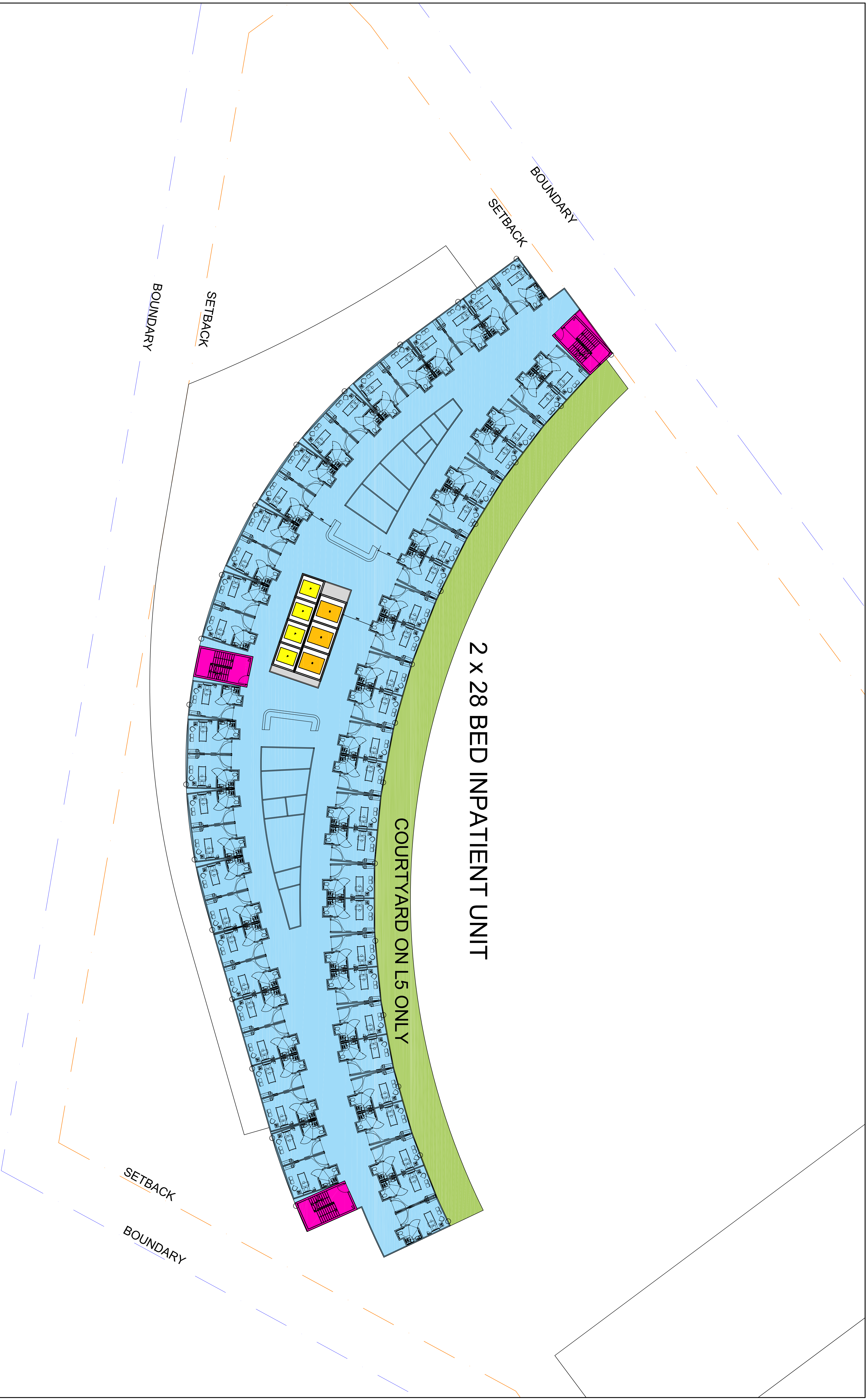
APPENDIX 1 – Architectural Drawings



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Architects and Health Facility Planners
ACN 066 856 595
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Ph: (02) 9460 4199
www.hpj.net.au
Fax: (02) 9460 4299

LEVEL 3-4 FLOOR PLAN





2 x 28 BED INPATIENT UNIT

COURTYARD ON L5 ONLY

BOUNDARY

SETBACK

BOUNDARY

SETBACK

SETBACK

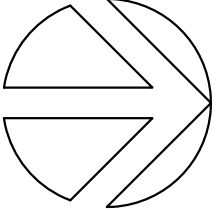
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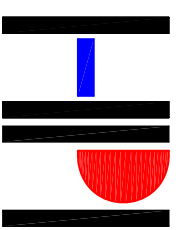
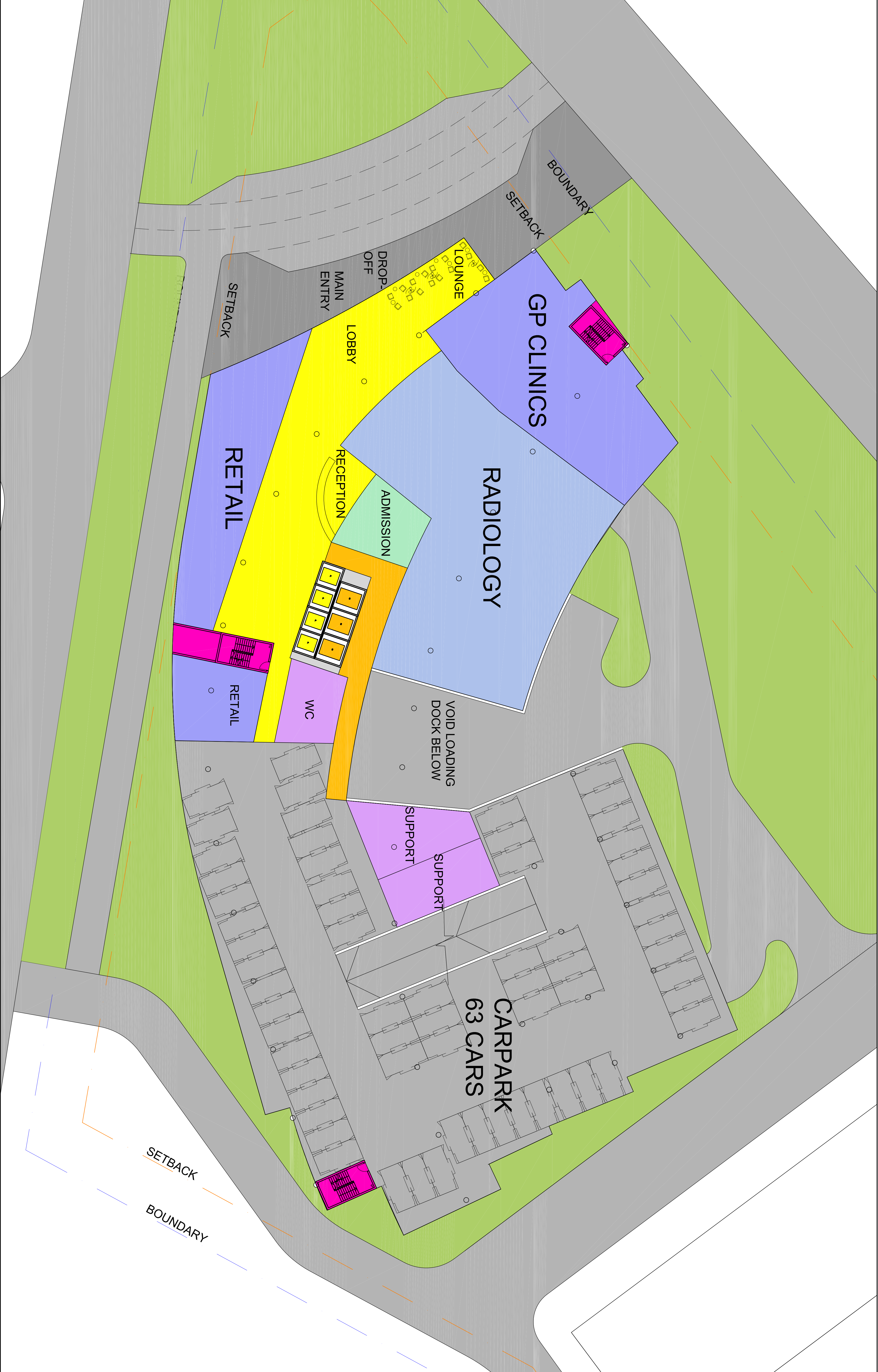
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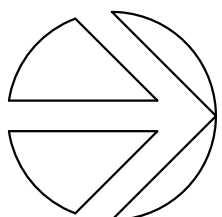
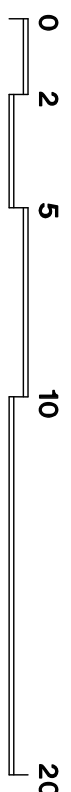
LEVEL 5-8 FLOOR PLAN

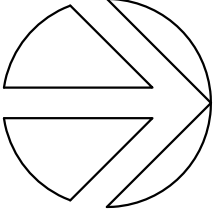
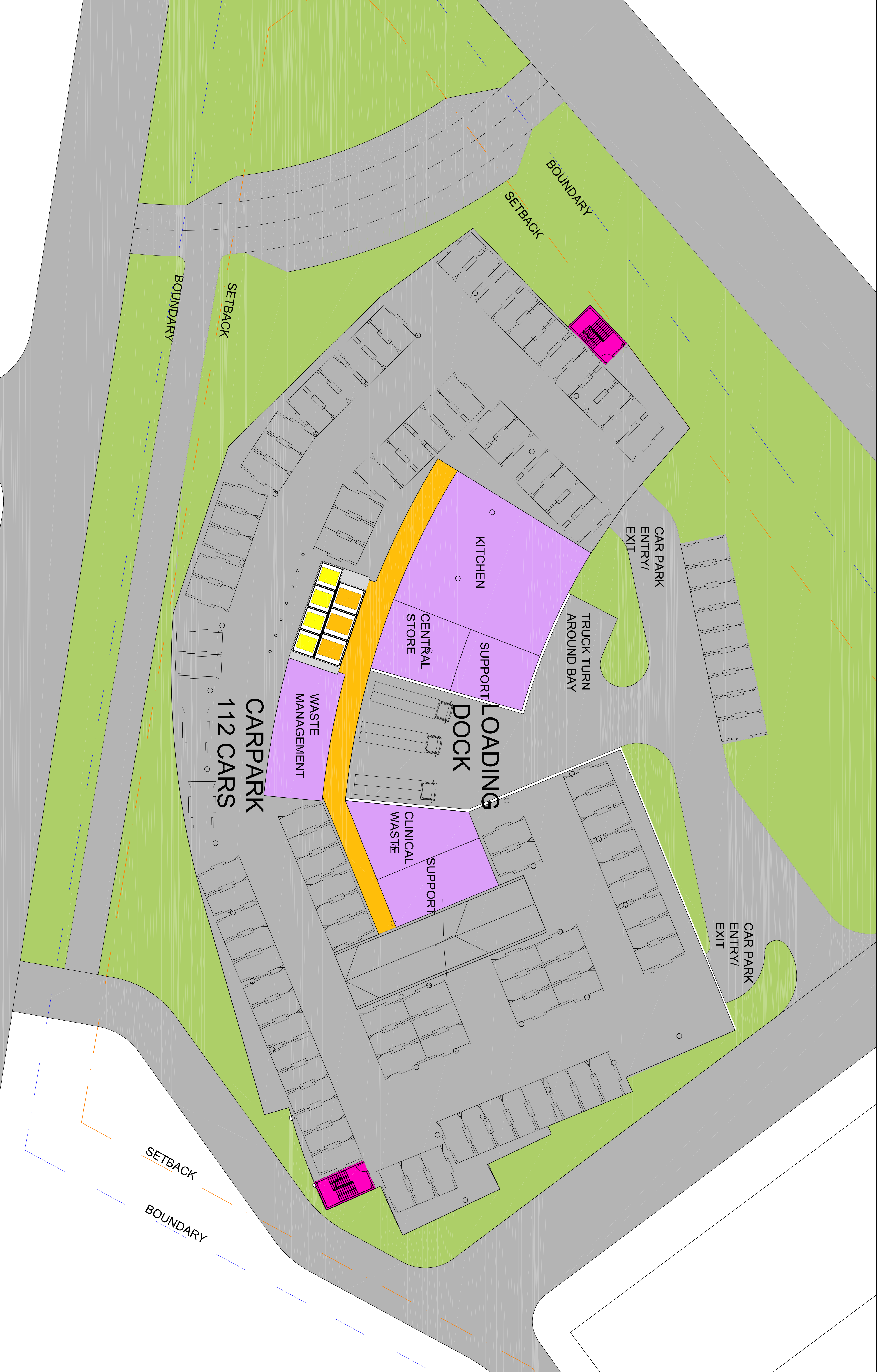


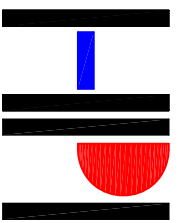
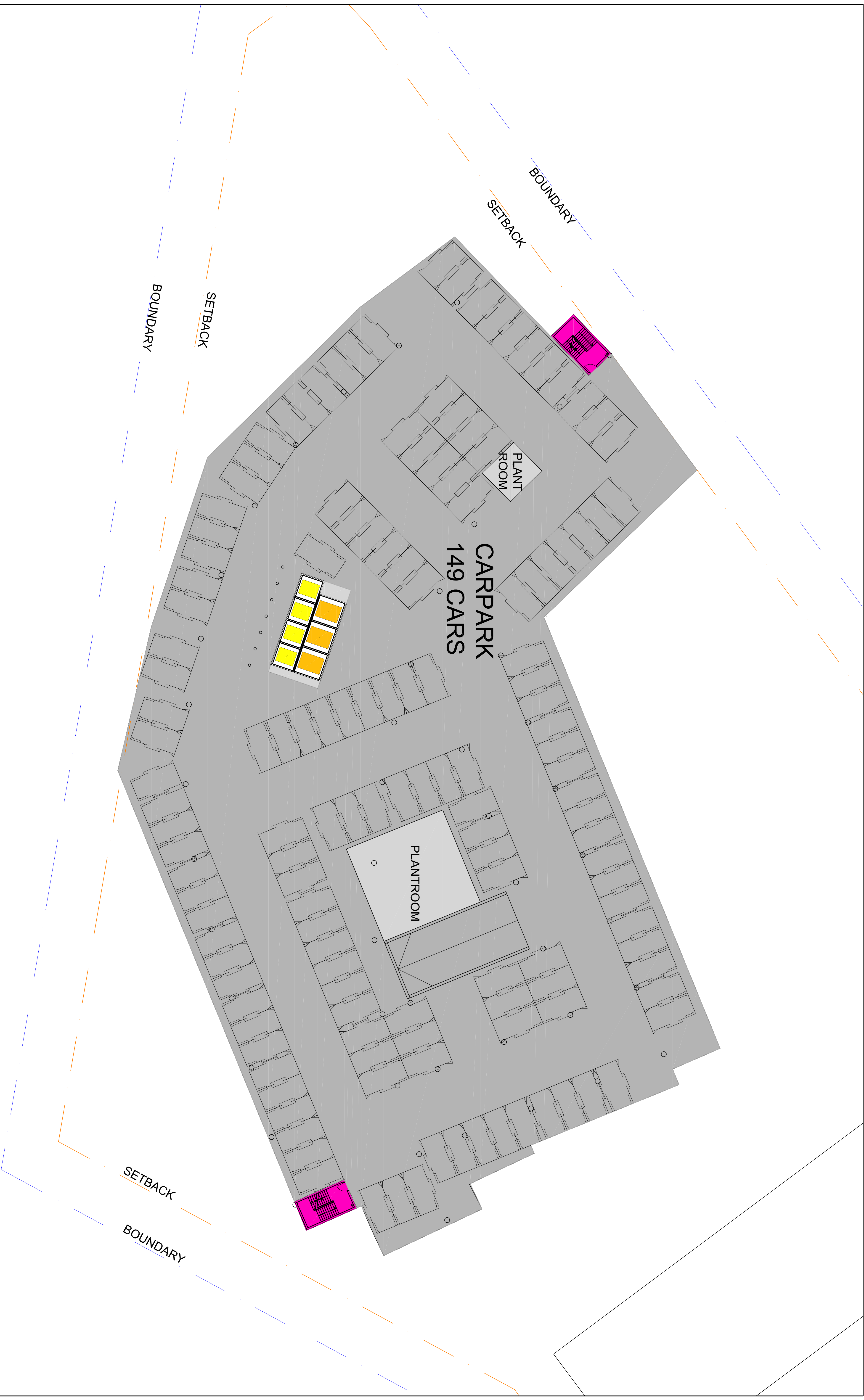


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GROUND FLOOR PLAN





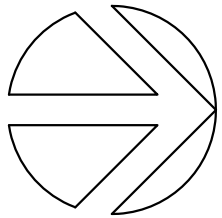
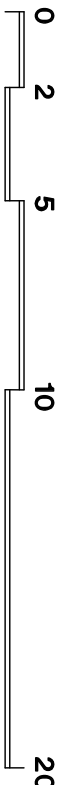


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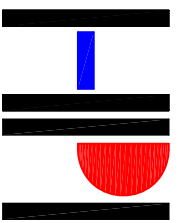
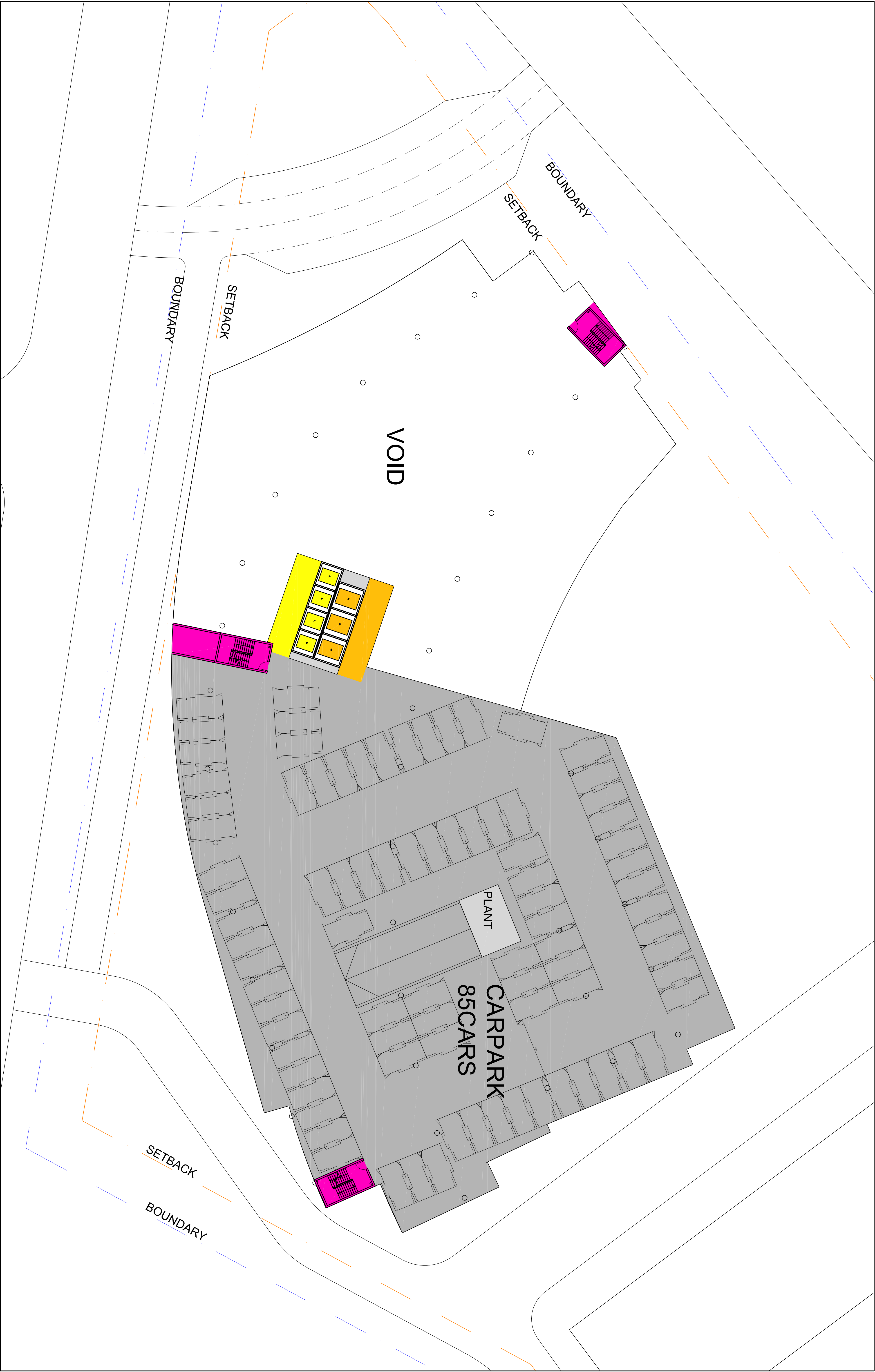
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LOWER GROUND 2 FLOOR PLAN



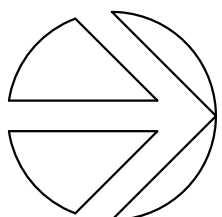
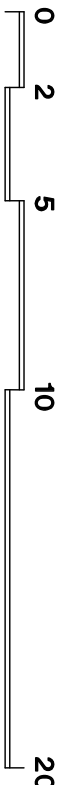
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GPH-MP-LG2 ISSUE 1
6th DECEMBER 2018

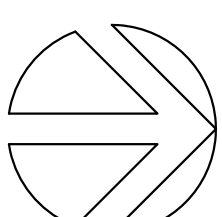
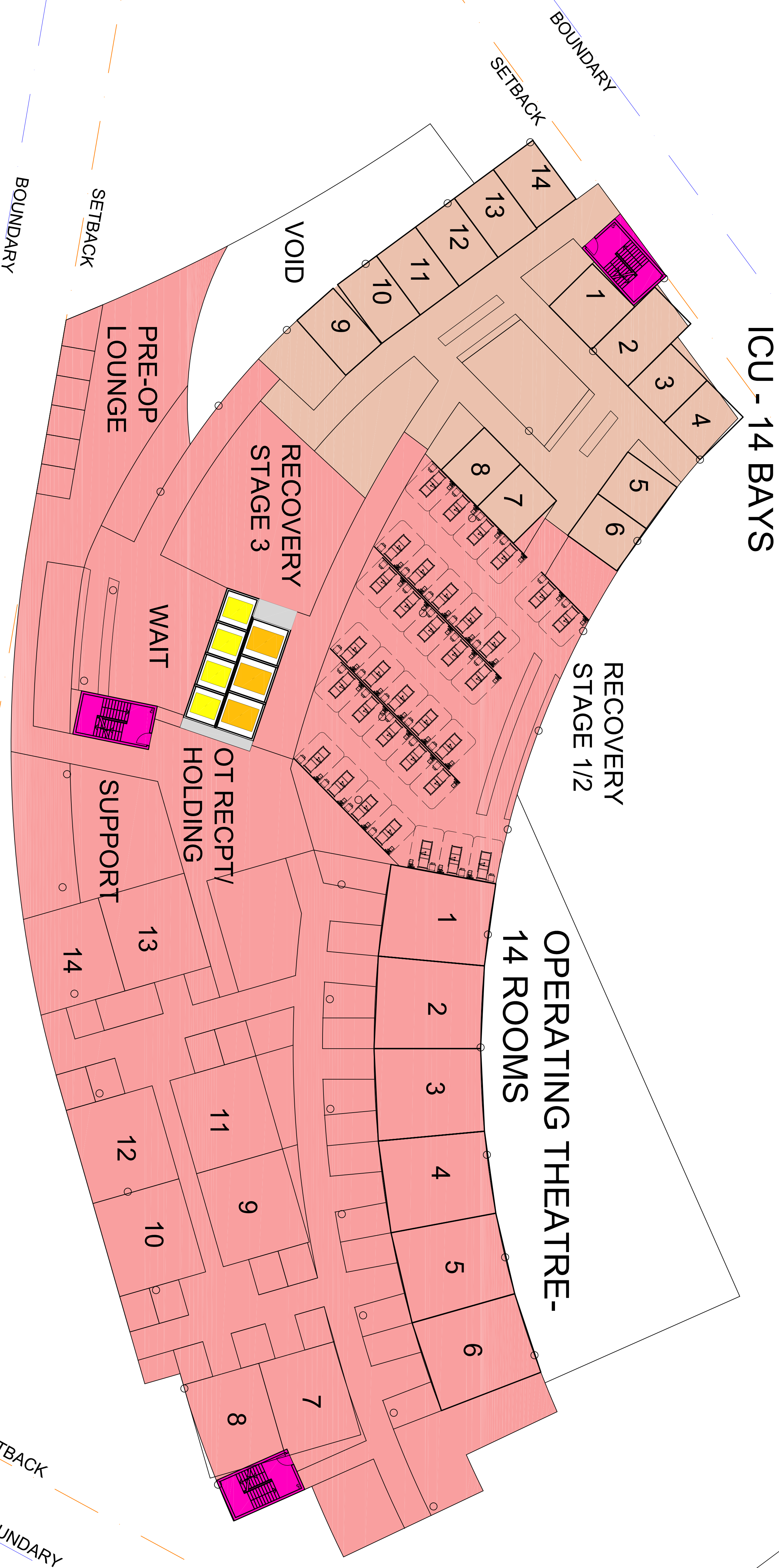


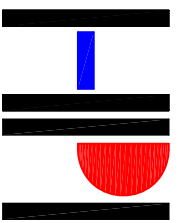
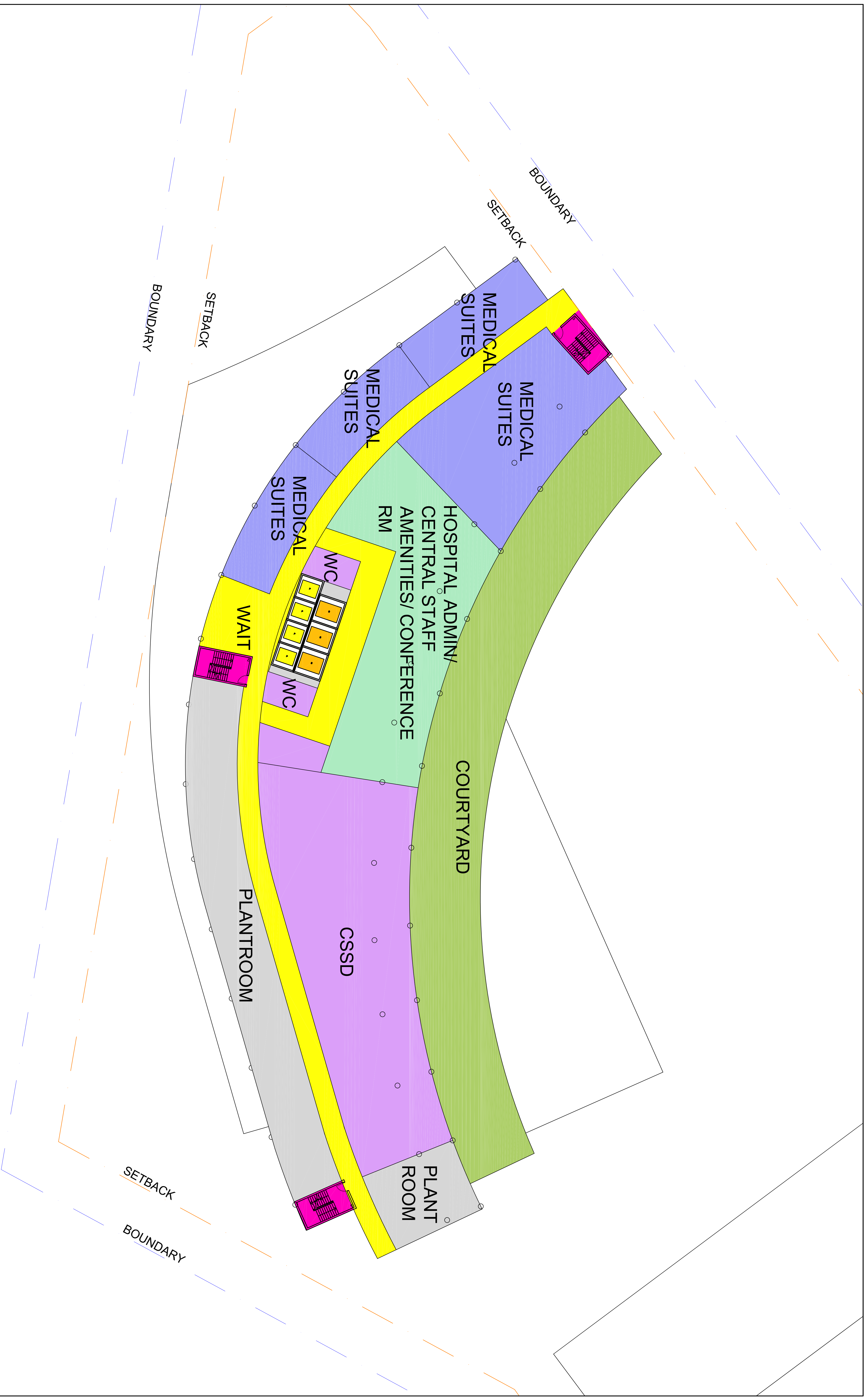
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MEZZANINE FLOOR PLAN



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GPH-MP-M ISSUE 1
6th DECEMBER 2018



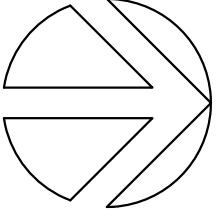


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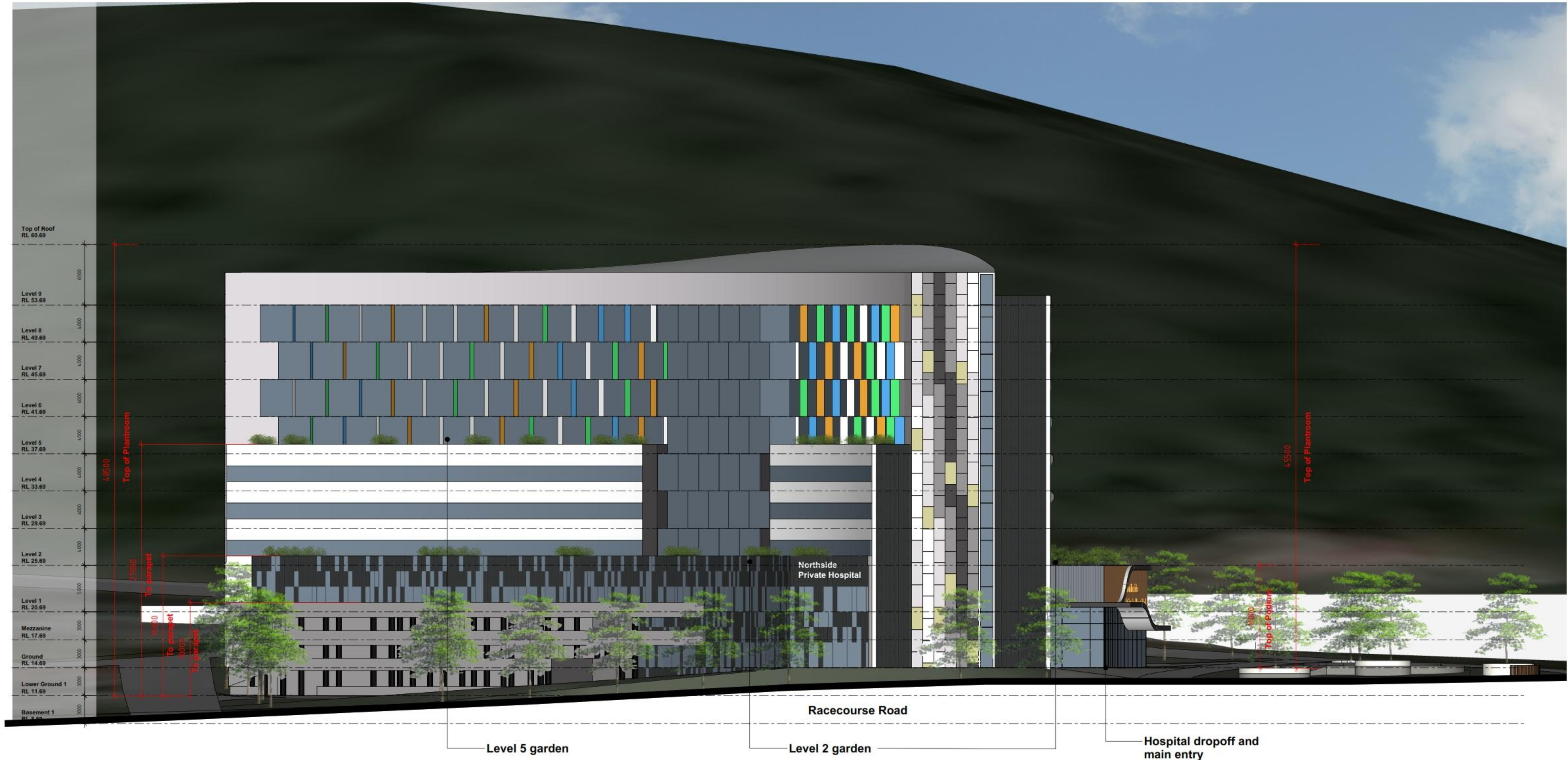
LEVEL 2 FLOOR PLAN



PRIVATE HOSPITAL IN GOSFORD

GPH-MP-2 ISSUE 1

6th DECEMBER 2018



1. North Elevation

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE AND
DISCREPANCIES IMMEDIATELY BROUGHT TO THE
ATTENTION OF THE PROJECT MANAGER
FOR RESOLUTION

"CLOUDS" & REVISIONS ARE INTENDED AS GUIDES
AND DO NOT NECESSARILY DESCRIBE THE FULL
EXTENT OF REVISIONS.
ASCERTAIN FULL EXTENT BY COMPARISON WITH
PREVIOUS VERSION.

TRUE
NORTH

KEY PLAN

Subject	By	Date	Subject	By	Date	Subject	By	Date
QA			STRUCT			PROJ. AREA		
ARCH			SPAC. COND.					
INT			SEMI					

Subject	By	Date	Subject	By	Date	Subject	By	Date
QA			STRUCT			PROJ. AREA		
ARCH			SPAC. COND.					
INT			SEMI					

Project	Northside Private Hospital
Client	AA Crown Central Coast, NSW

Block/Zone		Drawn	Checked	Date	Scale
		HMC	HMC	March '19	1:200
Drawing Title	ELEVATION - NORTH				

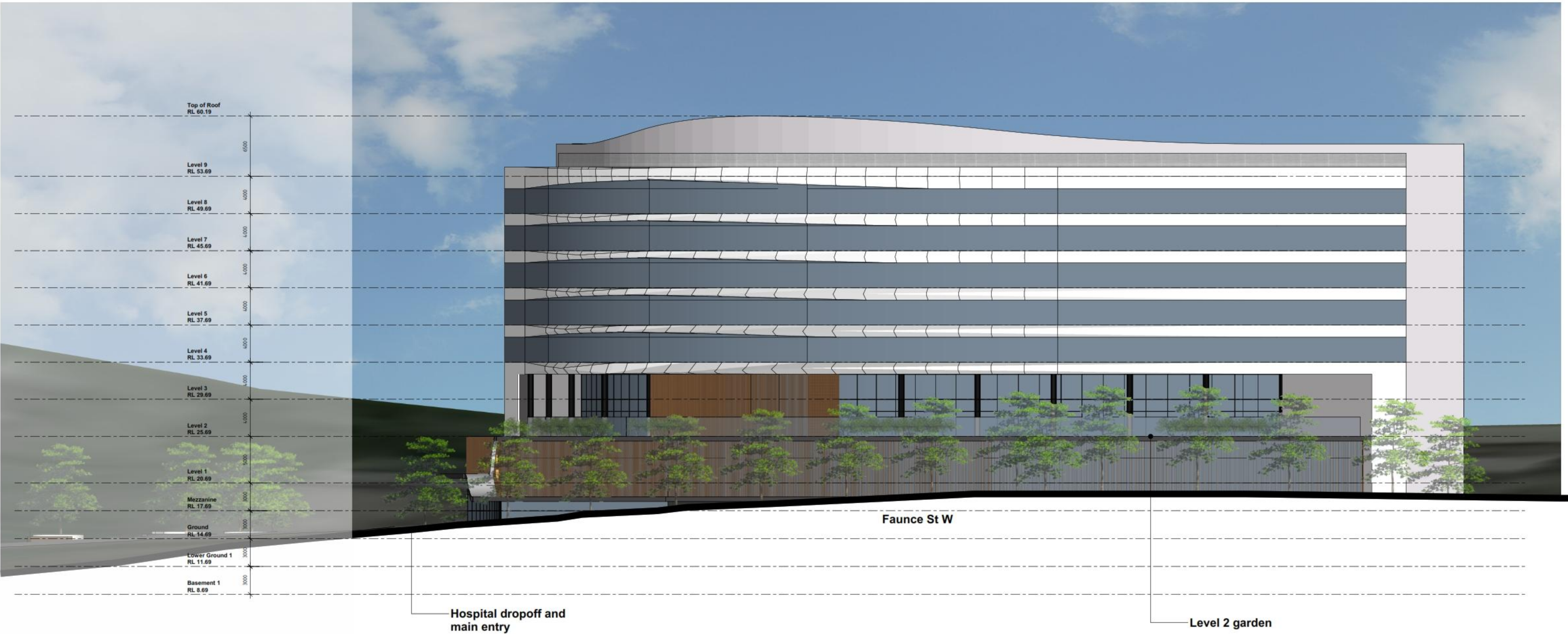
1	FIRST ISSUE	04.03.19	HMC
REV	DESCRIPTION	DATE	BY

Health Projects International
Suite 1 Ground Floor 58 Alfred Street
Mills Point NSW 2061
PO Box 677915 Sydney NSW 1585
ABN 33 646 956 395 Tel: (02) 9445 4199
Architects, Engineers & Planners

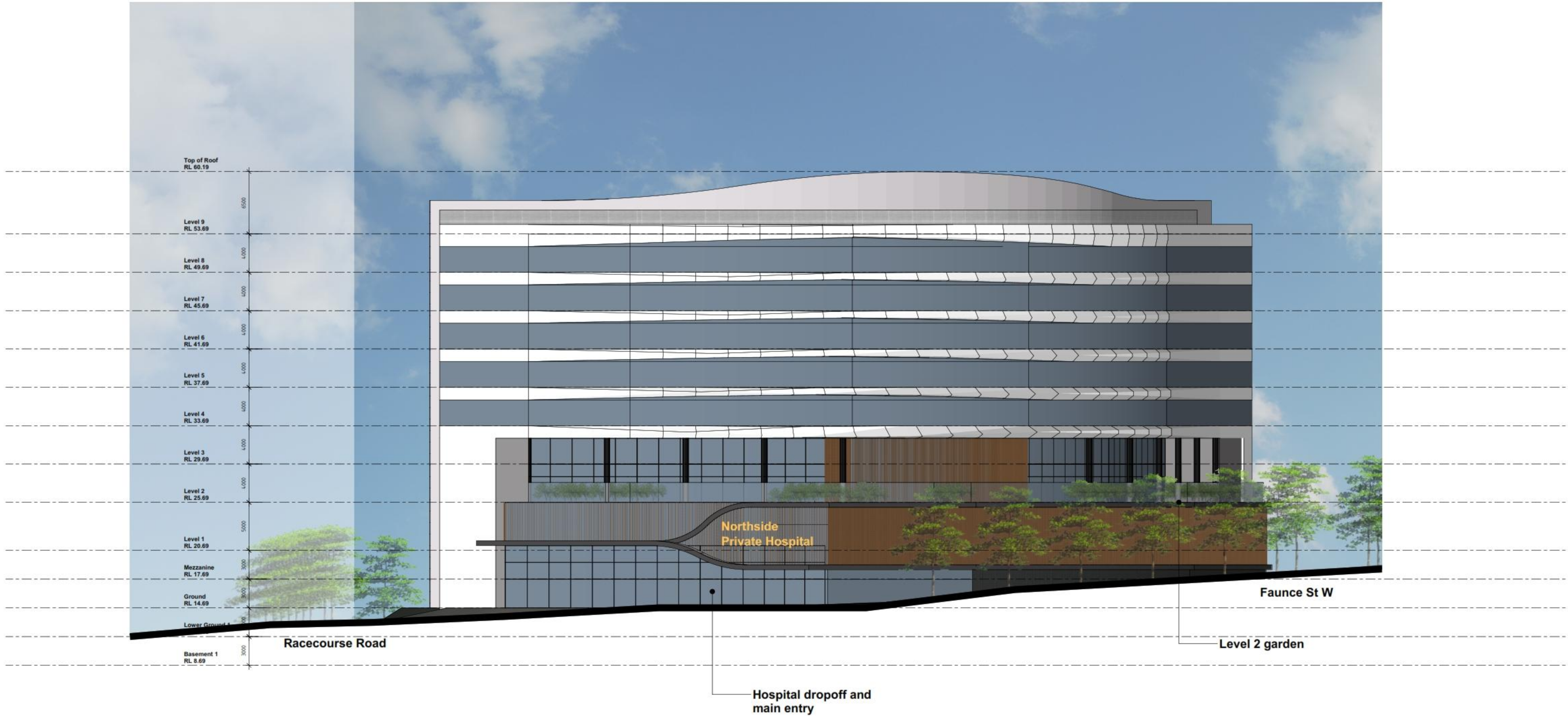
Project No: **GPH-A-E-1** Date: **1**



1. East Elevation



1. South Elevation



1. West Elevation

GFA = 23406 m²



Overall Site Area : 31391 m²

FSR = 0.75

Building Site Area: 10049 m²

FSR = 2.33

GF setback: 6m

19m

12m









APPENDIX 2 – Schedule of Areas

**Summary of Area**

	Total (m2)	Remark
LG2		
Carpark	4915	149 car spaces (409 in total)
Plantroom	163	
Travel and engineering	92	
Subtotal	5170	
LG1		
Kitchen	280	
Waste Management	195	
Support	217	
Carpark	3677	112 car spaces (409 in total)
Travel and engineering	306	
Subtotal	4675	
Gnd		
Radiology	740	
Medical Tenancies	400	
Retail Tenancies	350	
Reception/ admission	111	
Support	225	
Carpark	2210	63 car spaces (409 in total)
Travel and engineering	814	
Subtotal	4850	
Mezzanine		
Carpark	2912	85 car spaces (409 in total)
Travel and engineering	188	
Subtotal	3100	
Level 1		
Operating Theatre suite	3205	14 Ots
ICU	730	14 Bays
Travel and engineering	145	
Subtotal	4080	
Level 2		
CSSD	630	
Hospital support	425	
Plantroom	465	
Medical Tenancies	600	
Support	70	
Travel and engineering	626	
Subtotal	2816	
Level 3		
Medical Tenancies	2161	
Support	40	
Travel and engineering	615	
Subtotal	2816	
Level 4		
Medical Tenancies	2161	
Support	40	
Travel and engineering	615	
Subtotal	2816	
Level 5		
Inpatient unit	2359	56 Beds
Travel and engineering	141	
Subtotal	2500	
Level 6		
Inpatient unit	2359	56 Beds
Travel and engineering	141	
Subtotal	2500	
Level 7		
Inpatient unit	2359	56 Beds
Travel and engineering	141	
Subtotal	2500	
Level 8		
Inpatient unit	2359	56 Beds
Travel and engineering	141	
Subtotal	2500	
Level 9		
Plantroom	1259	
Travel and engineering	141	
Subtotal	1400	
Total (m2)	41723	

APPENDIX 3 – EPBC Protected Matters Report



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 13/02/19 07:57:04

[Summary](#)

[Details](#)

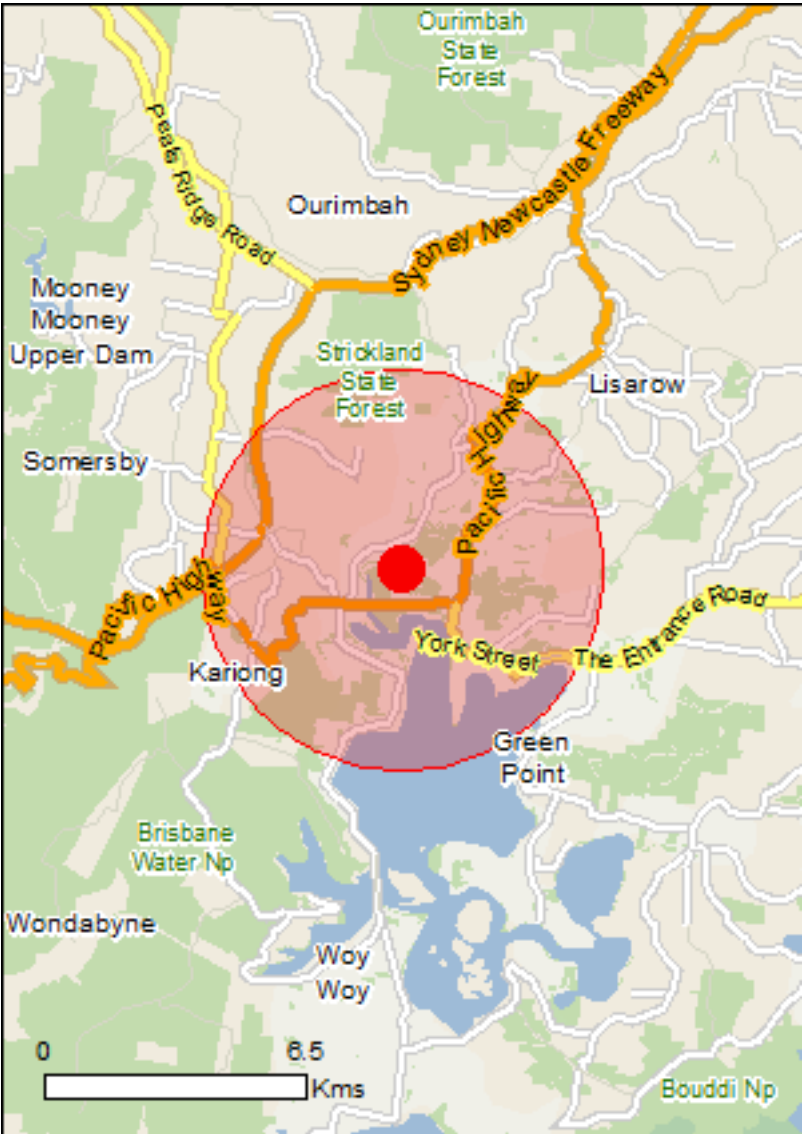
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

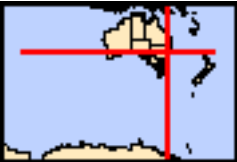
[Acknowledgements](#)



This map may contain data which are
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[Coordinates](#)

[Buffer: 5.0Km](#)



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	71
Listed Migratory Species:	51

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	6
Commonwealth Heritage Places:	None
Listed Marine Species:	57
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	3
Regional Forest Agreements:	1
Invasive Species:	49
Nationally Important Wetlands:	1
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities

[Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	Endangered	Community likely to occur within area
Coastal Upland Swamps in the Sydney Basin Bioregion	Endangered	Community likely to occur within area
Posidonia australis seagrass meadows of the Manning-Hawkesbury ecoregion	Endangered	Community likely to occur within area

Listed Threatened Species

[Resource Information]

Name	Status	Type of Presence
Birds		
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Species or species habitat known to occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat known to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
Dasyornis brachypterus Eastern Bristlebird [533]	Endangered	Species or species habitat likely to occur within area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or

Name	Status	Type of Presence
Grantiella picta Painted Honeyeater [470]	Vulnerable	related behaviour likely to occur within area Species or species habitat may occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area
Limosa lapponica baueri Bar-tailed Godwit (baueri), Western Alaskan Bar-tailed Godwit [86380]	Vulnerable	Species or species habitat known to occur within area
Limosa lapponica menzbieri Northern Siberian Bar-tailed Godwit, Bar-tailed Godwit (menzbieri) [86432]	Critically Endangered	Species or species habitat may occur within area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area
Rostratula australis Australian Painted-snipe, Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area
Thalassarche bulleri platei Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Species or species habitat may occur within area
Thalassarche cauta cauta Shy Albatross, Tasmanian Shy Albatross [82345]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche cauta steadi White-capped Albatross [82344]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche eremita Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Fish		
Epinephelus daemeli Black Rockcod, Black Cod, Saddled Rockcod	Vulnerable	Species or species

Name	Status	Type of Presence
[68449]		habitat likely to occur within area
Macquaria australasica Macquarie Perch [66632]	Endangered	Species or species habitat may occur within area
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area
Frogs		
Heleioporus australiacus Giant Burrowing Frog [1973]	Vulnerable	Species or species habitat known to occur within area
Litoria aurea Green and Golden Bell Frog [1870]	Vulnerable	Species or species habitat likely to occur within area
Litoria littlejohni Littlejohn's Tree Frog, Heath Frog [64733]	Vulnerable	Species or species habitat likely to occur within area
Mixophyes balbus Stuttering Frog, Southern Barred Frog (in Victoria) [1942]	Vulnerable	Species or species habitat likely to occur within area
Mixophyes iteratus Giant Barred Frog, Southern Barred Frog [1944]	Endangered	Species or species habitat known to occur within area
Mammals		
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat known to occur within area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat known to occur within area
Petauroides volans Greater Glider [254]	Vulnerable	Species or species habitat known to occur within area
Petrogale penicillata Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat likely to occur within area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat known to occur within area
Potorous tridactylus tridactylus Long-nosed Potoroo (SE mainland) [66645]	Vulnerable	Species or species habitat likely to occur within area
Pseudomys novaehollandiae New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat likely to occur within area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Roosting known to occur within area
Plants		
Acacia bynoeana Bynoe's Wattle, Tiny Wattle [8575]	Vulnerable	Species or species habitat may occur within area
Acacia pubescens Downy Wattle, Hairy Stemmed Wattle [18800]	Vulnerable	Species or species habitat may occur within area

Name	Status	Type of Presence
Asterolasia elegans [56780]	Endangered	Species or species habitat may occur within area
Baloskion longipes Dense Cord-rush [68511]	Vulnerable	Species or species habitat may occur within area
Caladenia tessellata Thick-lipped Spider-orchid, Daddy Long-legs [2119]	Vulnerable	Species or species habitat likely to occur within area
Cryptostylis hunteriana Leafless Tongue-orchid [19533]	Vulnerable	Species or species habitat known to occur within area
Cynanchum elegans White-flowered Wax Plant [12533]	Endangered	Species or species habitat likely to occur within area
Eucalyptus camfieldii Camfield's Stringybark [15460]	Vulnerable	Species or species habitat likely to occur within area
Genoplesium baueri Yellow Gnat-orchid [7528]	Endangered	Species or species habitat likely to occur within area
Haloragis exalata subsp. exalata Wingless Raspwort, Square Raspwort [24636]	Vulnerable	Species or species habitat may occur within area
Melaleuca biconvexa Biconvex Paperbark [5583]	Vulnerable	Species or species habitat known to occur within area
Melaleuca deanei Deane's Melaleuca [5818]	Vulnerable	Species or species habitat may occur within area
Pelargonium sp. Striatellum (G.W.Carr 10345) Omeo Stork's-bill [84065]	Endangered	Species or species habitat likely to occur within area
Persoonia hirsuta Hairy Geebung, Hairy Persoonia [19006]	Endangered	Species or species habitat likely to occur within area
Pimelea curviflora var. curviflora [4182]	Vulnerable	Species or species habitat may occur within area
Prostanthera askania Tranquillity Mintbush, Tranquillity Mintbush [64958]	Endangered	Species or species habitat likely to occur within area
Prostanthera junonis Somersby Mintbush [64960]	Endangered	Species or species habitat likely to occur within area
Rhizanthella slateri Eastern Underground Orchid [11768]	Endangered	Species or species habitat may occur within area
Rutidosis heterogama Heath Wrinklewort [13132]	Vulnerable	Species or species habitat may occur within area
Syzygium paniculatum Magenta Lilly Pilly, Magenta Cherry, Daguba, Scrub Cherry, Creek Lilly Pilly, Brush Cherry [20307]	Vulnerable	Species or species habitat known to occur within area

Name	Status	Type of Presence
Tetralochea juncea Black-eyed Susan [21407]	Vulnerable	Species or species habitat known to occur within area
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area
Reptiles		
Caretta caretta Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour known to occur within area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area
Hoplocephalus bungaroides Broad-headed Snake [1182]	Vulnerable	Species or species habitat likely to occur within area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Listed Migratory Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Migratory Marine Birds		
Anous stolidus Common Noddy [825]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Calonectris leucomelas Streaked Shearwater [1077]		Species or species habitat known to occur within area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat may occur within

Name	Threatened	Type of Presence
		area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area
Thalassarche cauta Tasmanian Shy Albatross [89224]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Thalassarche eremita Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Migratory Marine Species		
Caretta caretta Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour known to occur within area
Dugong dugon Dugong [28]		Species or species habitat may occur within area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area
Manta alfredi Reef Manta Ray, Coastal Manta Ray, Inshore Manta Ray, Prince Alfred's Ray, Resident Manta Ray [84994]		Species or species habitat may occur within area
Manta birostris Giant Manta Ray, Chevron Manta Ray, Pacific Manta Ray, Pelagic Manta Ray, Oceanic Manta Ray [84995]		Species or species habitat may occur within area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known

Name	Threatened	Type of Presence to occur within area
Migratory Terrestrial Species		
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat known to occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat known to occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area
Monarcha trivirgatus Spectacled Monarch [610]		Species or species habitat may occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat likely to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area
Migratory Wetlands Species		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat known to occur within area
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat known to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area
Charadrius bicinctus Double-banded Plover [895]		Foraging, feeding or related behaviour known to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Foraging, feeding or related behaviour may occur within area
Gallinago megala Swinhoe's Snipe [864]		Foraging, feeding or related behaviour likely to occur within area
Gallinago stenura Pin-tailed Snipe [841]		Foraging, feeding or related behaviour likely to occur within area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species

Name	Threatened	Type of Presence
Numenius minutus Little Curlew, Little Whimbrel [848]		habitat known to occur within area Foraging, feeding or related behaviour likely to occur within area
Numenius phaeopus Whimbrel [849]		Foraging, feeding or related behaviour known to occur within area
Pandion haliaetus Osprey [952]		Species or species habitat known to occur within area
Pluvialis fulva Pacific Golden Plover [25545]		Foraging, feeding or related behaviour known to occur within area
Tringa brevipes Grey-tailed Tattler [851]		Foraging, feeding or related behaviour known to occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Other Matters Protected by the EPBC Act

Commonwealth Land	[Resource Information]
The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.	
Name	
Commonwealth Land - Australian Postal Commission	
Commonwealth Land - Australian Telecommunications Commission	
Commonwealth Land - Defence Housing Authority	
Commonwealth Land - Defence Service Homes Corporation	
Commonwealth Land - Director of War Service Homes	
Defence - TS HAWKESBURY	

Listed Marine Species	[Resource Information]	
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Anous stolidus Common Noddy [825]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat known to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat known to occur

Name	Threatened	Type of Presence
		within area
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat known to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area
Calonectris leucomelas Streaked Shearwater [1077]		Species or species habitat known to occur within area
Charadrius bicinctus Double-banded Plover [895]		Foraging, feeding or related behaviour known to occur within area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea gibsoni Gibson's Albatross [64466]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Foraging, feeding or related behaviour may occur within area
Gallinago megala Swinhoe's Snipe [864]		Foraging, feeding or related behaviour likely to occur within area
Gallinago stenura Pin-tailed Snipe [841]		Foraging, feeding or related behaviour likely to occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
Heteroscelus brevipes Grey-tailed Tattler [59311]		Foraging, feeding or related behaviour known to occur within area
Himantopus himantopus Pied Stilt, Black-winged Stilt [870]		Foraging, feeding or related behaviour known to occur within area

Name	Threatened	Type of Presence
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat known to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area
Monarcha trivirgatus Spectacled Monarch [610]		Species or species habitat may occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat likely to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
Numenius minutus Little Curlew, Little Whimbrel [848]		Foraging, feeding or related behaviour likely to occur within area
Numenius phaeopus Whimbrel [849]		Foraging, feeding or related behaviour known to occur within area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat known to occur within area
Pandion haliaetus Osprey [952]		Species or species habitat known to occur within area
Pluvialis fulva Pacific Golden Plover [25545]		Foraging, feeding or related behaviour known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat may occur within area

Name	Threatened	Type of Presence
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area
Thalassarche cauta Tasmanian Shy Albatross [89224]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Thalassarche eremita Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche sp. nov. Pacific Albatross [66511]	Vulnerable*	Species or species habitat may occur within area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Mammals		
Dugong dugon Dugong [28]		Species or species habitat may occur within area
Reptiles		
Caretta caretta Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour known to occur within area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area

Extra Information

State and Territory Reserves		[Resource Information]
Name		State
Brisbane Water		NSW
Forestry Management Areas in Morisset		NSW
LNE Special Management Zone No1		NSW

Regional Forest Agreements	[Resource Information]
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Note that all areas with completed RFAs have been included.

Name	State
North East NSW RFA	New South Wales

Invasive Species	[Resource Information]
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Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Alauda arvensis Skylark [656]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Lonchura punctulata Nutmeg Mannikin [399]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Passer montanus Eurasian Tree Sparrow [406]		Species or species habitat likely to occur within area
Pycnonotus jocosus Red-whiskered Bulbul [631]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
Frogs		

Name	Status	Type of Presence
Rhinella marina Cane Toad [83218]		Species or species habitat known to occur within area
Mammals		
Bos taurus Domestic Cattle [16]		Species or species habitat likely to occur within area
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Feral deer Feral deer species in Australia [85733]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Alternanthera philoxeroides Alligator Weed [11620]		Species or species habitat likely to occur within area
Anredera cordifolia Madeira Vine, Jalap, Lamb's-tail, Mignonette Vine, Anredera, Gulf Madeiravine, Heartleaf Madeiravine, Potato Vine [2643]		Species or species habitat likely to occur within area
Asparagus aethiopicus Asparagus Fern, Ground Asparagus, Basket Fern, Sprengi's Fern, Bushy Asparagus, Emerald Asparagus [62425]		Species or species habitat likely to occur within area
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
Asparagus plumosus Climbing Asparagus-fern [48993]		Species or species habitat likely to occur within area
Asparagus scandens Asparagus Fern, Climbing Asparagus Fern [23255]		Species or species habitat likely to occur within area
Cabomba caroliniana Cabomba, Fanwort, Carolina Watershield, Fish Grass, Washington Grass, Watershield, Carolina		Species or species habitat likely to occur

Name	Status	Type of Presence
Fanwort, Common Cabomba [5171] Chrysanthemoides monilifera		within area
Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera subsp. rotundata Bitou Bush [16332]		Species or species habitat likely to occur within area
Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Dolichandra unguis-cati Cat's Claw Vine, Yellow Trumpet Vine, Cat's Claw Creeper, Funnel Creeper [85119]		Species or species habitat likely to occur within area
Eichhornia crassipes Water Hyacinth, Water Orchid, Nile Lily [13466]		Species or species habitat likely to occur within area
Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Genista sp. X Genista monspessulana Broom [67538]		Species or species habitat may occur within area
Lantana camara Lantana, Common Lantana, Kamara Lantana, Large-leaf Lantana, Pink Flowered Lantana, Red Flowered Lantana, Red-Flowered Sage, White Sage, Wild Sage [10892]		Species or species habitat likely to occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
Nassella neesiana Chilean Needle grass [67699]		Species or species habitat likely to occur within area
Opuntia spp. Prickly Pears [82753]		Species or species habitat likely to occur within area
Pinus radiata Radiata Pine Monterey Pine, Insignis Pine, Wilding Pine [20780]		Species or species habitat may occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Sagittaria platyphylla Delta Arrowhead, Arrowhead, Slender Arrowhead [68483]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Salvinia molesta Salvinia, Giant Salvinia, Aquarium Watermoss, Kariba Weed [13665]		Species or species habitat likely to occur within area
Senecio madagascariensis Fireweed, Madagascar Ragwort, Madagascar Groundsel [2624]		Species or species habitat likely to occur

Name	Status	Type of Presence
Ulex europaeus		within area
Gorse, Furze [7693]		Species or species habitat likely to occur within area

Nationally Important Wetlands		[Resource Information]
Name		State
Brisbane Water Estuary		NSW

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-33.4205 151.33025

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- [Office of Environment and Heritage, New South Wales](#)
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- [Department of Land and Resource Management, Northern Territory](#)
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- [Department of Parks and Wildlife, Western Australia](#)
- [Environment and Planning Directorate, ACT](#)
- [Birdlife Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [Museum Victoria](#)
- [Australian Museum](#)
- [South Australian Museum](#)
- [Queensland Museum](#)
- [Online Zoological Collections of Australian Museums](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
- [Royal Botanic Gardens and National Herbarium of Victoria](#)
- [Tasmanian Herbarium](#)
- [State Herbarium of South Australia](#)
- [Northern Territory Herbarium](#)
- [Western Australian Herbarium](#)
- [Australian National Herbarium, Canberra](#)
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- [Ocean Biogeographic Information System](#)
- [Australian Government, Department of Defence Forestry Corporation, NSW](#)
- [Geoscience Australia](#)
- [CSIRO](#)
- [Australian Tropical Herbarium, Cairns](#)
- [eBird Australia](#)
- [Australian Government – Australian Antarctic Data Centre](#)
- [Museum and Art Gallery of the Northern Territory](#)
- [Australian Government National Environmental Science Program](#)
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- Other groups and individuals

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Please feel free to provide feedback via the [Contact Us](#) page.