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Landscape Architecture & Urbanism

PRESIDENT PRIVATE HOSPITAL RE-DEVELOPMENT

PRESIDENT AVENUE, GYMEA NSW

BDAR WAIVER REPORT

23RD JANUARY 2020

ISSUE A

CLIENT:



Macquarie
HEALTH CORPORATION

ARCHITECT:



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1.0 OVERVIEW

Under the *Biodiversity Conservation Act 2016* (BC Act), State Significant Development (SSD) applications must be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the Secretary of the Department of Planning and Environment (DPE) and the Chief Executive of the Office of Environment and Heritage (OEH) determine that the proposed development is not likely to have any significant impact on biodiversity values.

This document contains the required tables of information detailed by the BDAR Waiver Factsheet (DPE, 2018) to allow DPE and OEH to make this determination, which is referred to as a BDAR Waiver.

TABLE 1: BDAR WAIVER REQUEST INFORMATION REQUIREMENTS		
Admin	<ul style="list-style-type: none"> Proponent name and contact details. Project ID (Information to identify which SSD or SSI project the request relates to and where the project is up to in the assessment process). Name and ecological qualifications of person completing TABLE 2. 	<p>Name: Macquarie Health Contact: Mr David Wenkart Address: 301 Catherine St Leichhardt NSW 2040 Ph: 02 9692 7905</p> <p>SSD application number: SSD-10320</p> <p>Report Author: Mr David Vago Bachelor Landscape Architecture (hons) UNSW Registered Landscape Architect AILA</p>
	<ul style="list-style-type: none"> Street address, Lot and DP, local government area. Description of existing development site, ie, the area of land that is subject to the proposed development application. 	<p>Address: 369-381 President Ave 61-65 Hotham Rd, 2-4 Bidural Ave Kirrawee NSW 2232 LGA: Sutherland Shire Council LOT 2 DP 841502 LOT 24A DP 26995 LOT 23. DP 26995</p>



	<ul style="list-style-type: none">• Location map showing the development site in the context of surrounding areas and landscape features. Satellite image of site in context of adjoining sites.• Site Map (to scale, ideally as a spatial shapefile).	<p>The existing site is currently a private hospital. The entire site is subject to expansion works for the hospital. Site area: 9,534m²</p> <p>Location map : SEE FIGURE A</p> <p>Site map : SEE FIGURE B</p>
Proposed development	<ul style="list-style-type: none">• Project Description providing enough information to enable an understanding of the nature and scale of the proposed development and any associated activities (including construction etc).• Proposed Site Plan	<p>Project description:</p> <p>Alterations and additions to existing private hospital including new car parking, additional beds and associated landscaping.</p> <p>Proposed Site plan: SEE FIGURE C</p>
Impacts on biodiversity values	<ul style="list-style-type: none">• Complete TABLE 2 below on Biodiversity Values.• For each biodiversity value, the proponent must either:	<p>SEE TABLE 2 BELOW</p>



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- explain why the value is not relevant to the proposed development; or
- where a biodiversity value may be relevant, provide an explanation of how impacts have been avoided and identify the likelihood and extent of any remaining impacts of the proposed development, including impacts prescribed under clause 6.1 of the BC Regulation.
- A biodiversity value is not relevant to a proposed development if the value is not present on the development site AND there is no potential for direct or indirect impacts on the biodiversity value if it occurs off-site.
- Where one or more biodiversity values may be relevant to the proposed development, TABLE 2 is to be completed by a **suitably qualified person** with tertiary qualifications in natural sciences including subjects that relate to the observation and description of terrestrial biodiversity and landforms, and at least three years of work experience in



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	<p>environmental assessment including field identification of plant and animal species and habitats The person does not need to be an accredited person under the BC Act.</p> <ul style="list-style-type: none"> • Attach any additional information required where biodiversity values are relevant to the site. E.g. Vegetation Map (indicating plant community types), Ecology Reports, Water Quality data, BioNet Atlas, Directory of Important Wetlands (DIWA), migratory bird flyway information 	
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TABLE 2: Impacts of the proposed development on biodiversity values				
Biodiversity value	Meaning	Relevant (yes or NA)	Explain and document potential impacts including additional impacts prescribed under the BC Regulation <i>Attach additional supporting documentation where appropriate</i>	Habit8 Comment
Vegetation abundance –	Occurrence and abundance of	YES	A) Where vegetation is present on the development site, provide a map on digital aerial photography or the best	A) SEE FIGURE A + B + C B) Response:



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<p>1.4(b) BC Regulation</p>	<p>vegetation at a particular site</p>		<p>available imagery of the development site showing:</p> <ul style="list-style-type: none"> • native vegetation (including grasslands and other non-woody vegetation types) and non-native vegetation, and • the area of land that is directly impacted by the proposed development, including related infrastructure such as roads, pipelines, access tracks, temporary material stockpiles, asset protection zones and powerlines, if applicable. <p>B) Describe how the proposed development avoids impacts on native vegetation and identify the likelihood and extent of any remaining impacts including removal of isolated or cultivated native plants.</p>	<ul style="list-style-type: none"> • There are no major pockets of native vegetation on the site or nearby the site. Large individual native trees (Eucalyptus sp.) are retained in the front street setbacks and individual species (Eucalyptus sp.) retained within the site subject to arborist recommendations. Please see Appendix A. • The proposed building footprint is slightly larger than the footprint of the existing hospital and where it has increases there are no major impacts on existing vegetation/tree planting. • The future proposed development provides generous setback planting and deep soil areas to sustain new endemic tree planting.
<p>Vegetation integrity 1.5(2)(a) BC Act</p>	<p>Degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been</p>	<p>YES</p>	<p>Describe the vegetation integrity and any impacts on vegetation integrity of identified plant communities.</p>	<p>This value is not present on the development site AND there is no potential for direct or indirect impacts on the biodiversity value if it occurs off-site:</p> <ul style="list-style-type: none"> • There are individual native tree species growing on the street frontages of the proposed site. • There are individual native tree species growing in isolation on parts of the site. They are not significant or protected species.



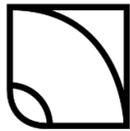
	altered from a near natural state			<ul style="list-style-type: none"> • The surrounding development pattern contains no biodiversity corridors, riparian corridors or significant re-vegetation projects. • Some Individual trees are in poor condition from pruning and conflicts with power lines. • See Appendix A for arborist report • See Figure A. + D + E
Habitat suitability 1.5(2)(b) BC Act	Degree to which the habitat needs of threatened species are present at a particular site	NO	<p>Identify any threatened species or ecological communities or their habitat on the development site.</p> <p>Describe how the proposed development avoids impacts on habitat suitability and identify the likelihood and extent of any remaining impacts including the impacts of development on the following habitat of threatened species or ecological communities:</p> <ul style="list-style-type: none"> i karst, caves, crevices, cliffs and other geological features of significance ii rocks iii human made structures iv non-native vegetation <p>(prescribed under clause 6.1(1)(a) of the BC Regulation).</p> <p>Impacts may include the removal or modification (eg. noise, light etc) of the habitat of threatened species or ecological communities.</p>	<p>This value is not present on the development site AND there is no potential for direct or indirect impacts on the biodiversity value if it occurs off-site:</p> <ul style="list-style-type: none"> • There are no threatened species or ecological habitat on this site. It's a developed site with a hospital, car park and residential housing in an existing residential subdivision. • There are no impacts on the existing vegetation habitats or communities as the hospital site sits in an established residential area.



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Threatened species abundance 1.4(a) BC Regulation	Occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site	NO	Describe how the proposed development avoids impacts on threatened species abundance and identify the likelihood and extent of any remaining impacts including impacts of vehicle strikes on threatened species of animals or on animals that are part of a threatened ecological community (prescribed under clause 6.1(1)(f) of the BC Regulation).	<p>This value is not present on the development site AND there is no potential for direct or indirect impacts on the biodiversity value if it occurs off-site.</p> <ul style="list-style-type: none"> There are no threatened animal or vegetation communities on this site. The likelihood of vehicular conflict with animal species is minimal and is significantly lower than the existing hospital as the car park is now mostly underground, not above ground.
Habitat connectivity 1.4(c) BC Regulation	Degree to which a particular site connects different areas of habitat of threatened species to facilitate the movement of those species across their range	NO	Identify whether the development site contributes to habitat connectivity. Describe how the proposed development avoids impacts on habitat connectivity and identify the likelihood and extent of any remaining impacts of development on the connectivity of different areas of habitat of threatened species that facilitates the movement of those species across their range (prescribed under clause 6.1(1)(b) of the BC Regulation).	<p>This value is not present on the development site AND there is no potential for direct or indirect impacts on the biodiversity value if it occurs off-site.</p> <ul style="list-style-type: none"> This site does not sit in or near habitat corridors that require the site to add to connectivity. See Figure E
Threatened species movement 1.4(d) BC Regulation	Degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle	NO	Describe how the proposed development avoids impacts on threatened species movement and identify the likelihood and extent of any remaining impacts of development on movement of threatened species that maintains their lifecycle (prescribed under clause 6.1(1)(c) BC Regulation).	<p>This value is not present on the development site AND there is no potential for direct or indirect impacts on the biodiversity value if it occurs off-site.</p> <ul style="list-style-type: none"> This site does not sit in or near habitat corridors that require the site to add to connectivity. See Figure D + E + F



<p>Flight path integrity 1.4(e) BC Regulation</p>	<p>Degree to which the flight paths of protected animals over a particular site are free from interference</p>	<p>NO</p>	<p>Identify whether flight paths of protected animals occur over the development site. Protected animals are animals of a species listed or referred to in Schedule 5 of the BC Act. They include any species of birds, mammals, amphibians or reptiles that are native to Australia or that periodically or occasionally migrate to Australia.</p> <p>Describe how the proposed development avoids impacts on flight path integrity and identify the likelihood and extent of any remaining impacts.</p> <p>Note: The impacts of wind turbine strikes on protected animals are prescribed under clause 6.1(1)(e) of the BC Regulation. It is, therefore, unlikely that a BDAR waiver would be issued for a proposed wind farm.</p>	<p>This value is not present on the development site AND there is no potential for direct or indirect impacts on the biodiversity value if it occurs off-site:</p> <ul style="list-style-type: none"> There is no Impact on birds or the migration patterns of any other animal or reptile. The existing hospital is being re-developed. The height of the building does not impact on birds in its current state and will not impact on flight paths of birds due to its position, the lack of vegetation, its distance from water bodies and remnant bushland, the built up residential surrounding site context, the busy road (President Avenue) adjacent etc.
<p>Water sustainability 1.4(f) BC Regulation</p>	<p>Degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened ecological communities at a particular site.</p>	<p>NO</p>	<p>Describe how the proposed development avoids impacts on water sustainability and identify the likelihood and extent of any remaining impacts of development on water quality, water bodies and hydrological processes that sustain threatened species and threatened ecological communities (including from subsidence or residence resulting from underground mining or other development) (prescribed under clause 6.1(1)(d) of the BC Regulation).</p>	<p>This value is not present on the development site AND there is no potential for direct or indirect impacts on the biodiversity value if it occurs off-site.</p> <ul style="list-style-type: none"> There are no water courses or hydrological processes that affect threatened species and ecological communities on or near this site.



FIGURE A



SITE CONTEXT - SUTHERLAND SHIRE COUNCIL: AERIAL PHOTO 2018



FIGURE A

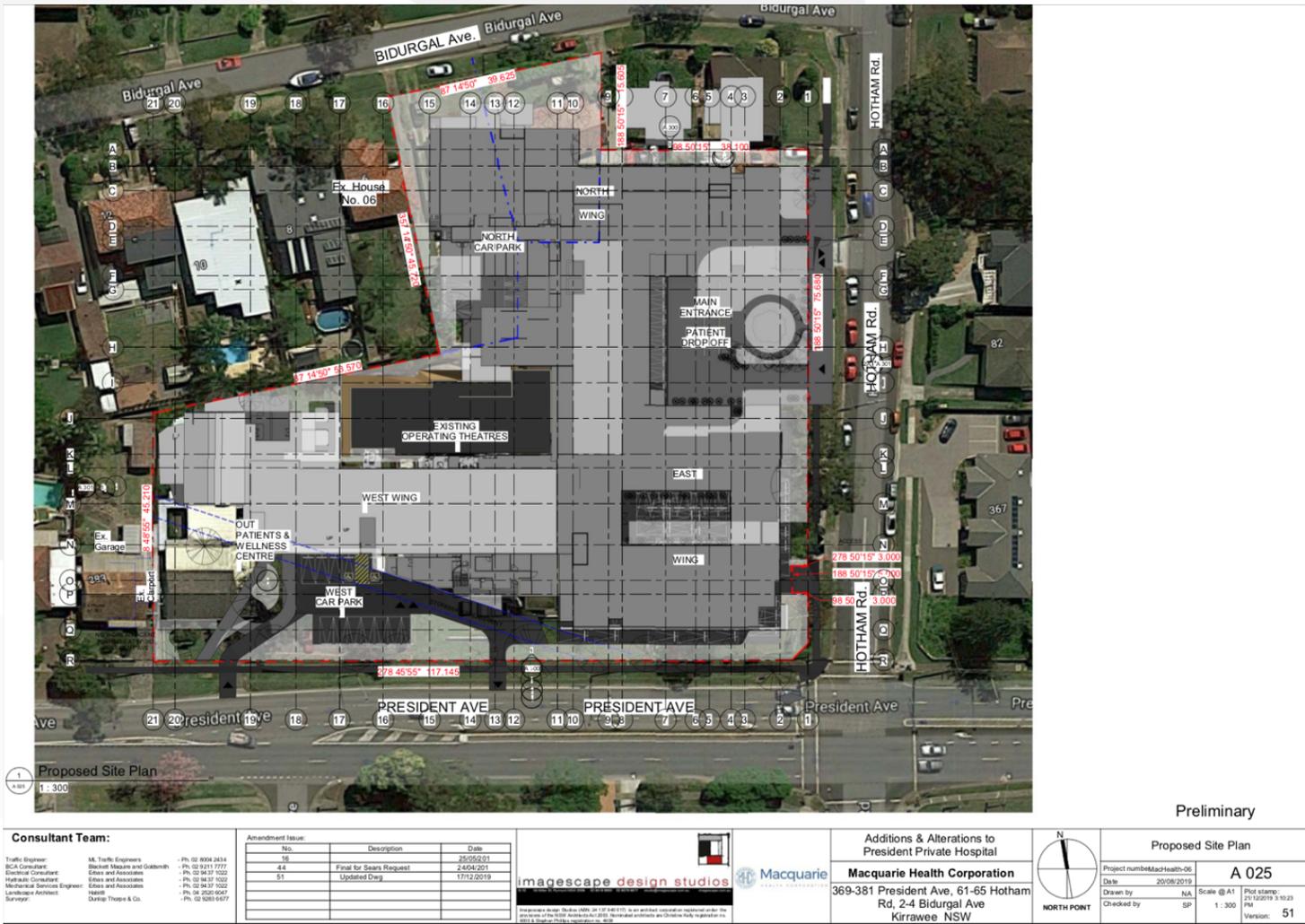


SITE CONTEXT - SUTHERLAND SHIRE COUNCIL: AERIAL PHOTO 2018



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FIGURE B



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FIGURE C



SUTHERLAND SHIRE COUNCIL: AERIAL PHOTO 2018



FIGURE D

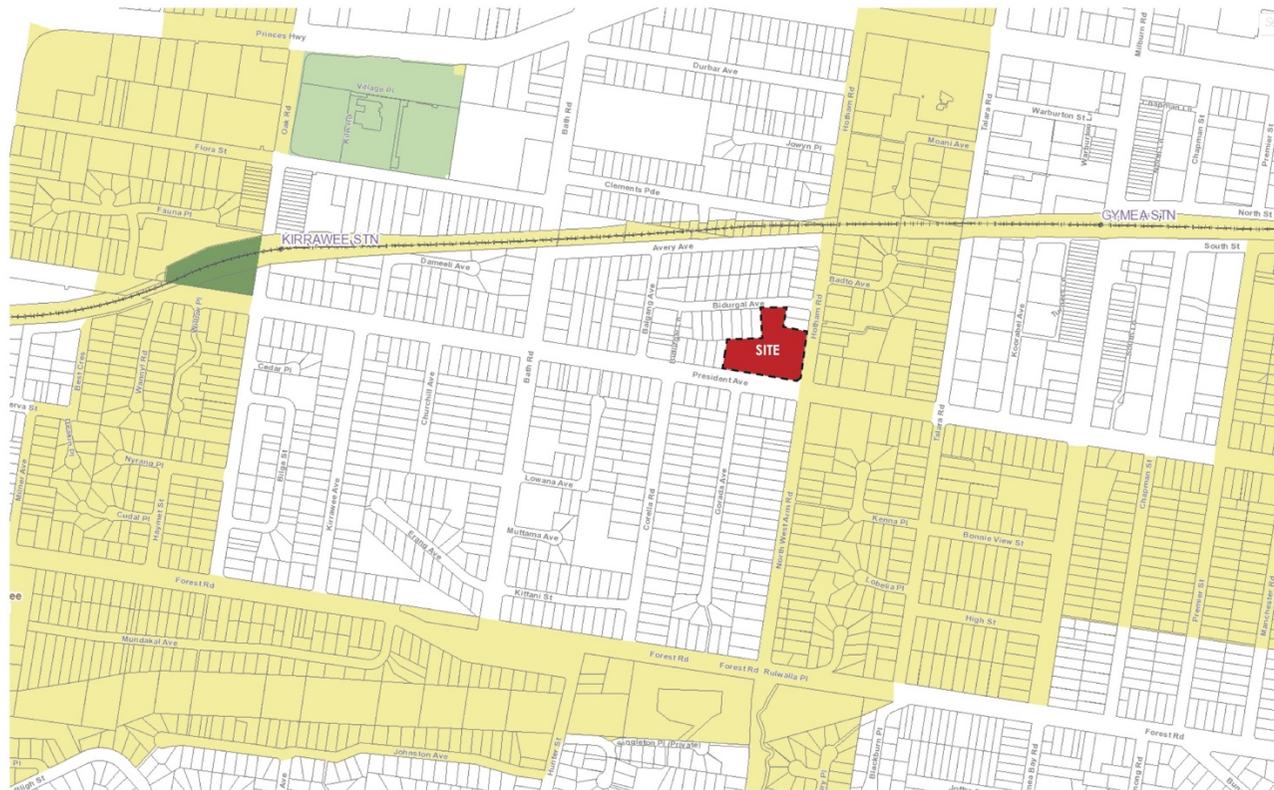


SUTHERLAND SHIRE COUNCIL: VEGETATION COMMUNITIES MAP 2018



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FIGURE E



SUTHERLAND SHIRE COUNCIL: GREEN WEB MAP 2018

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APPENDIX A : ARBORIST REPORT