

Our ref: Wollongong Private Hospital Expansion (SSD-84096206)

Mr Marcelo Ramirez
Project Manager
AA Crown Holdings Pty Ltd
- via email –
marcelo@360propertyagency.com.au

26 November 2025

Subject: Wollongong Private Hospital Expansion (SSD-84096206) – Request to waive the need for a Biodiversity Development Assessment Report under the *Biodiversity Conservation Act 2016*

Dear Mr Ramirez

I refer to the request from AA Crown Holdings Pty Ltd, seeking to waive the need for a Biodiversity Development Assessment Report (BDAR) to be submitted as part of the above referenced State significant development (SSD) application.

Under section 7.9(2) of the *Biodiversity Conservation Act 2016* (BCA):

“Any such application 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.”

The authority of the “*Planning Agency Head*” to determine whether a proposed development is “*not likely to have any significant impact on biodiversity values*” has been delegated to Team Leaders within the Development Assessment and Sustainability Division on 7 March 2022.

I have reviewed the application of the test of significance under sections 1.5 and 7.3 of the BCA and clause 1.4 of the Biodiversity Conservation Regulation 2017, and determine that the development (as described in the report prepared by Our Garden Path Pty Ltd, dated 4 November 2025) is not likely to have any significant impact on biodiversity values. The application, therefore, does not need to be accompanied by a BDAR. Accordingly, a waiver under section 7.9 is granted for the proposed development (being Wollongong Private Hospital Expansion (SSD-84096206)).

The delegated “*Environment Agency Head*” in the Department of Climate Change, Energy, the Environment and Water has also granted a waiver in a letter and a copy of that letter is attached.

Department of Planning, Housing and Infrastructure



This waiver is issued in respect of the proposed development detailed in the Secretary's Environmental Assessment Requirements dated 10 November 2025. Amendments to the development may require a further waiver to be sought and issued.

If you have any enquiries, please contact Patrick Nash on 9860 1479 or via email to patrick.nash@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "David Gibson".

David Gibson
Team Leader
Social Infrastructure

as delegate for the Planning Secretary



Your ref: SSD-84096206
Our ref: DOC25/965771

Mr Patrick Nash
Senior Planner
Department of Planning, Housing and Infrastructure
4 Parramatta Square 12 Darcy Street
Parramatta NSW 2150

By email: patrick.nash@planning.nsw.gov.au

Dear Mr Nash

Subject: Request to waive requirement for BDAR under s.7.9 of the Biodiversity Conservation Act 2016 – Wollongong Private Hospital Expansion SSD-84096206

I refer to the request from AA Crown Holdings Pty Ltd to waive the requirement for a biodiversity development assessment report (BDAR) to be submitted with the state significant development application for Wollongong Private Hospital Expansion.

The information provided by the applicant has been reviewed, and it has been determined, based on the information provided in the BDAR waiver application dated 4 November 2025 that the proposed development is not likely to have any significant impact on biodiversity values. The application, therefore, does not need to be accompanied by a BDAR.

Please note that if the proposed development is changed so that it is no longer as described in Schedule 1 of the determination, the applicant will need to lodge a new waiver request or prepare a BDAR.

Also attached for your information is a decision report prepared by the Conservation Programs, Heritage and Regulation Group (CPHR). The decision report should not be provided to the applicant without CPHR approval.

If you have any further questions about this issue, please contact our Illawarra Planning Team at rog.illawarra@environment.nsw.gov.au.

Yours sincerely

Ashleigh Bellotti
**Acting Director South East
Regional Delivery
Conservation Programs, Heritage and Regulation Group**

20 November 2025

Enclosure: Attachment 1 – Determination under clause 7.9(2) of the Biodiversity Conservation Act 2016

Attachment 1 – Determination under clause 7.9(2) of the *Biodiversity Conservation Act 2016*

I, Ashleigh Bellotti, Acting Director South East, of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), under clause 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that the proposed development SSD-89096206 is not likely to have any significant impact on biodiversity values and therefore a Biodiversity Development Assessment Report (BDAR) is not required.

Proposed development means the development as described in Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further request to waive the requirement for a BDAR must be lodged or a BDAR prepared.

If you do not lodge the development application related to this determination for the proposed development within 2 years of the issue date of this determination, you must either prepare a BDAR or lodge a new request to have the BDAR requirement waived.



20 November 2025

Ashleigh Bellotti
Acting Director South East
Regional Delivery
Conservation Programs, Heritage & Regulation Group
Department of Climate Change, Energy, the Environment and Water

Schedule 1 – Description of the proposed development

Wollongong Private Hospital Expansion (SSD-84096206)

Construction of a 12-storey hospital expansion with emergency department and medical accommodation, demolition of existing dwellings, expanded basement carpark levels, new vehicular access from Urunga Parade, landscaping and lot consolidation.