

Our ref: St George Private Hospital Expansion (SSD-86969958)

Ms Georgia Quinn
Patch Planning
70 George Street
The Rocks NSW 2000

1 October 2025

Subject: St George Private Hospital Expansion (SSD-86969958) – Request to waive the need for a Biodiversity Development Assessment Report under the *Biodiversity Conservation Act 2016*

Dear Ms Quinn

I refer to the request from Patch Planning, on behalf of Akalan Projects (the Applicant), dated 24 July 2025, 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 letter prepared by Urbis dated 2 June 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 St George Private Hospital Expansion (SSD-86969958)).

The delegated “*Environment Agency Head*” in the Biodiversity, Conservation and Science Group of 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.

This waiver is issued in respect of the proposed development detailed in the Secretary’s Environmental Assessment Requirements dated 30 June 2025. Amendments to the development may require a further waiver to be sought and issued.

Department of Planning, Housing and Infrastructure



If you have any enquiries, please contact Thomas Dales on 9274 6235 or via email to thomas.dales@dpie.nsw.gov.au.

Yours sincerely

David Gibson
Team Leader
Social Infrastructure

as delegate for the Planning Secretary



Your ref: SSD-86969958
Our ref: DOC25/672333

Thomas Dales
Senior Development Assessment Officer
Social Infrastructure
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

29 September 2025

Subject: BDAR waiver request – St George Private Hospital Expansion at 119 – 129 Princes Highway and 1 South Street, Kogarah (SSD-86969958)

Dear Thomas,

I refer to the 4 September 2025 request to waive the requirement for a biodiversity development assessment report (BDAR) to be submitted with the above State significant development application.

I have reviewed the information provided by the applicant in the BDAR waiver application prepared by de Witt Ecology dated 2 September 2025, and determine 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.

The Determination is attached for you to provide to the applicant.

Please note 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 the decision report prepared by the Conservation Programs, Heritage, and Regulation (CPHR) Group. The decision report should only be provided to the applicant with the prior approval of CPHR.

Should you have any queries regarding this matter, please contact the Greater Sydney Planning team at rog.gsrplanning@environment.nsw.gov.au.

Yours sincerely

Louisa Clark

Director
Greater Sydney Branch
Conservation Programs, Heritage, and Regulation

encl 1. DCCEEW, CPHR determination
2. DCCEEW, CPHR recommendation report

Determination under section 7.9(2) of the Biodiversity Conservation Act 2016

I, Louisa Clark, Director Greater Sydney, of the Department of Climate Change, Energy, the Environment and Water, under section 7.9(2) of the *Biodiversity Conservation Act 2016*, consider that the proposed SSD-86969958 - St George Private Hospital Expansion at 119 – 129 Princes Highway and 1 South Street, Kogarah is not likely to have any significant impact on biodiversity values. Therefore, a biodiversity development assessment report is not required.

Proposed development means the development as described in DOC25/672333 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



29/09/2029

Louisa Clark
Director Greater Sydney
Regional Delivery
Conservation Programs, Heritage, and Regulation Group

Date

SCHEDULE 1 – Description of the proposed development

The State Significant Development Application (SSDA) SSD-86969958 proposes the St George Private Hospital (SGPH) Expansion at two sites including the construction of new facilities and infrastructure within the entire SGPH area, which will include the demolition of one existing building and parking area and:

119 – 129 Princes Highway, Kogarah

- the erection of a new clinical tower for the purpose of a health services facility (hospital) that includes a Link Connection to Hospital Campus via Specialist Suites Building and

1 South Street, Kogarah

- modification of the existing SGPH building with demolition of existing infrastructure at the existing SGPH building and construction of new infrastructure including a new Emergency Department, as detailed in the BDAR waiver request, prepared by de Witt Ecology, dated 2 September 2025.

Refer to:

- Figure 1a Location Map - 119 – 129 Princes Highway, Kogarah and Figure 1b Location Map - 1 South Street, Kogarah
- Figure 2a Site Map - 119 – 129 Princes Highway and Figure 2b Site Map -1 South Street, Kogarah
- Figure 3 Proposed Site Plan

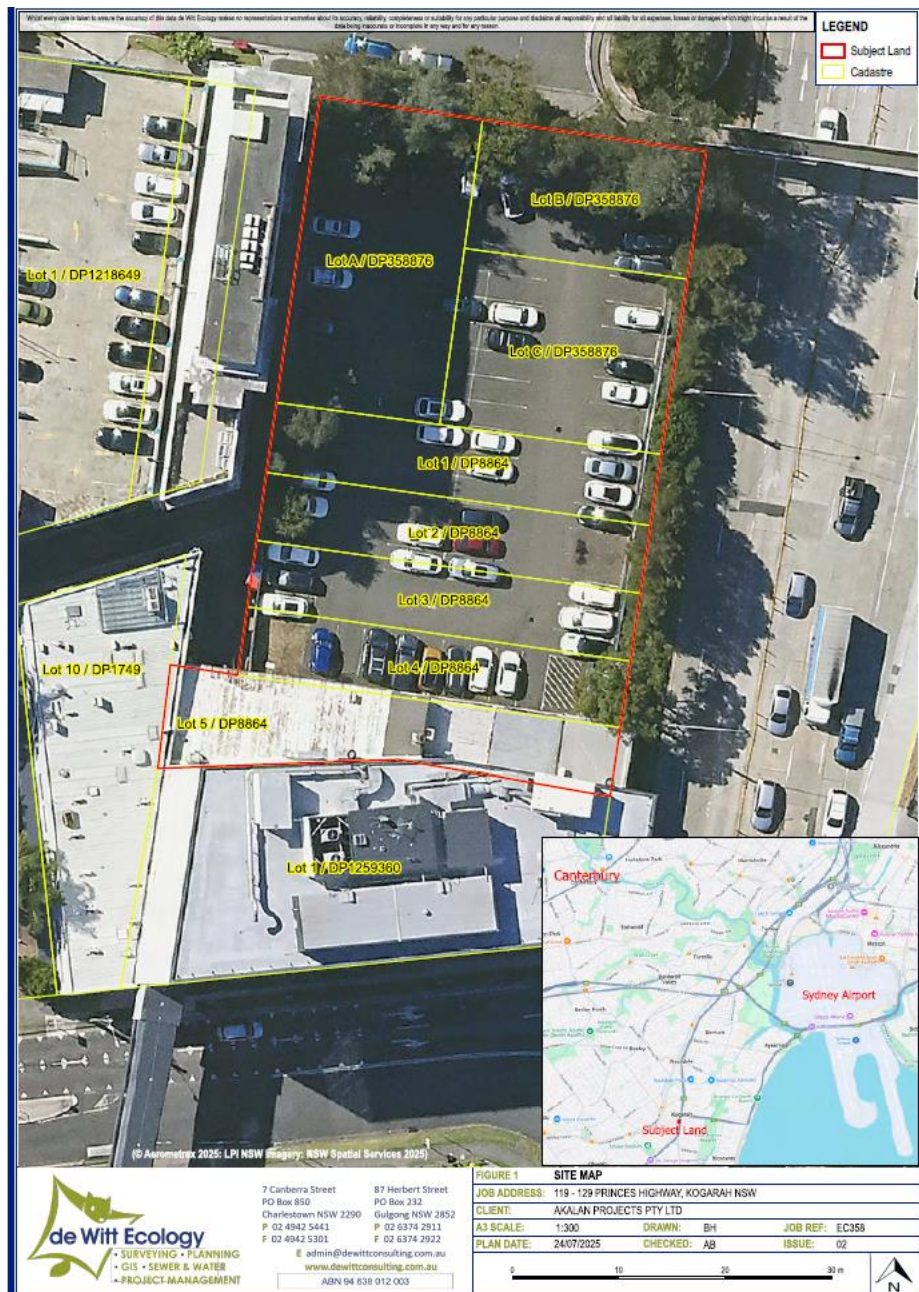


Figure 1a Location Map - 119 – 129 Princes Highway, Kogarah

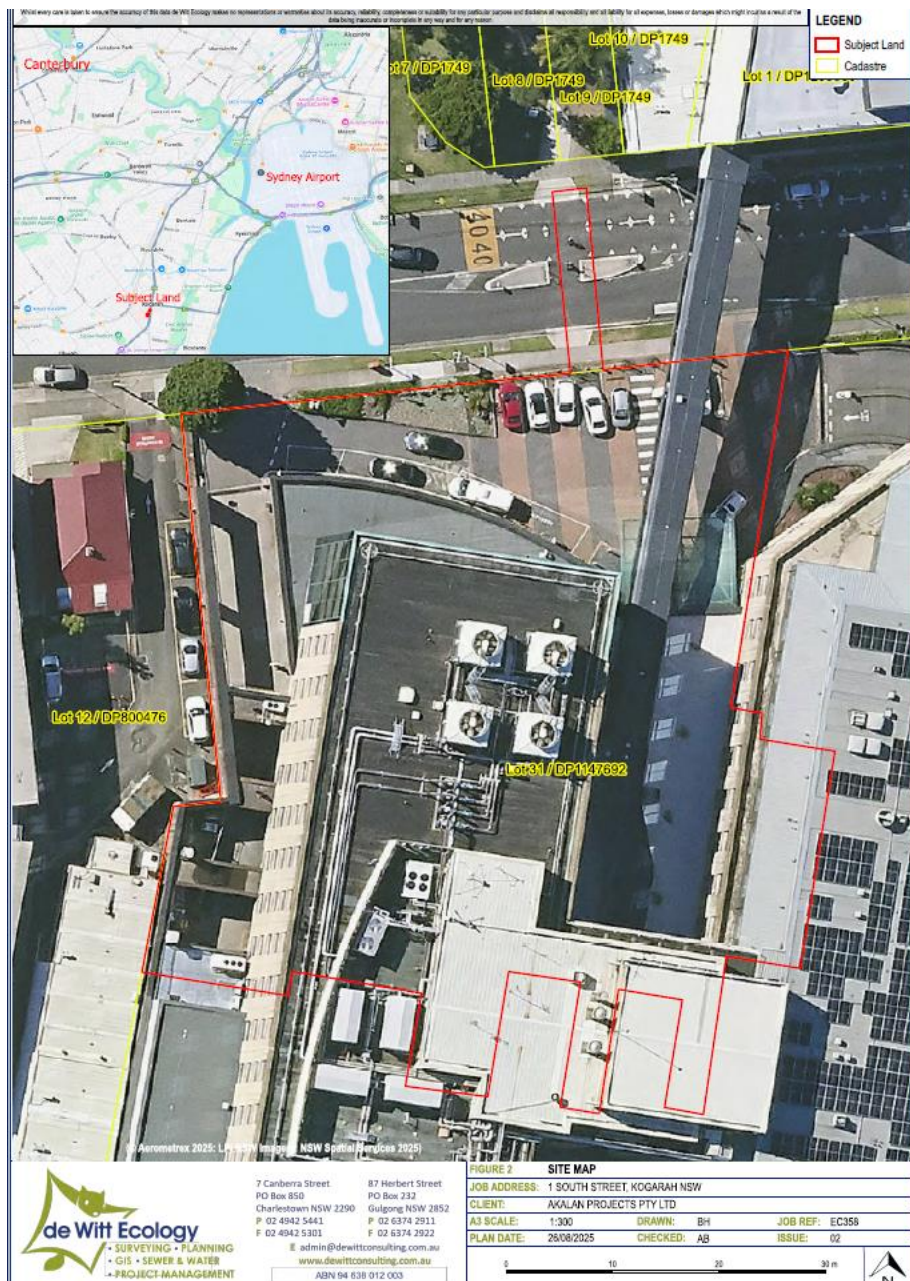


Figure 1b Location Map - 1 South Street, Kogarah



Figure 2a Site Map - 119 – 129 Princes Highway, Kogarah



Figure 2b Site Map - 1 South Street, Kogarah

