

20 June 2019

Ethos Urban

c/o CBRE Project Management

Lvl 21, 363 George Street

Sydney NSW 2000

Attention: Hamish Rolls, Project Manager, CBRE ([Hamish.Rolls@cbre.com.au](mailto:Hamish.Rolls@cbre.com.au))

**Re: Biodiversity Report for NMH Stage 2 State Significant Infrastructure Application**

Dear Hamish

**Background**

Health Infrastructure (HI) have received approval under the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the New Maitland Hospital (NMH) Stage 1 State Significant Infrastructure (SSI) application. HI have subsequently received the SEARs for the NMH Stage 2 works under SSI9775 (detailed design, construction and operation) from the NSW Department of Planning and Environment (DPE).

This Biodiversity Report has been prepared in response to the following SEAR;

- The Stage 2 EIS must demonstrate that the proposal is consistent with the endorsed Biodiversity Assessment Report (BAR) and Biodiversity Offset Strategy (BOS), as approved under SSI 9022.

This Biodiversity Report has therefore been prepared to demonstrate the proposed Stage 2 works are consistent with those detailed in the Stage 1 Biodiversity Assessment Report (pitt&sherry 2018).

A separate Biodiversity Development Assessment Report (BDAR) has been prepared in response to the remaining SEARs requirements for the NMH Stage 2 works under SSI9775.

## Summary Description of Stage 2 NMH Proposal

The Stage 2 NMH SSI proposal is understood by Sclerophyll to include the following scope:

- Construction and operation of a new 7 storey Acute Services Building, including;
  - Emergency services;
  - Medical, surgical, paediatric and maternity services;
  - Critical care services for adults and babies, including a special care nursery;
  - Operating theatres, delivery suites and assessment rooms;
  - Palliative care and rehabilitation services;
  - Mental health services;
  - Satellite renal dialysis;
  - A new chemotherapy service;
  - Oral health service; and
  - A range of ambulatory care and outpatient clinics.
- Internal roadways and car parking for staff, patients and visitors;
- Signage;
- Site landscaping and open space improvements;
- Tree removal; and
- Utility and services connection and amplifications works.

## Summary of the Stage 1 BAR (pitt&sherry 2018)

A biodiversity assessment was undertaken by pitt&sherry (2018) as part of the Stage 1 SSI Application (SSI9022). The assessment comprised the conduct of BAM plots, running the BBAM (2014) calculator with plot data results and preparing a BAR detailing the methods and results of the BBAM/FBA Assessment. The BBAM calculator generated a total of 156 Ecosystem Credits required for offsetting the removal of 5.15 hectares of the following vegetation types:

- 2.45 hectares of Lower Hunter Spotted Gum Ironbark Forest (LHSGIF – PCT ID 592) in moderate to good condition;
- 2.53 hectares of native plantings (assessed in BBAM as low condition LHSGIF PCT ID 592); and
- 0.17 hectares of man-made ponds (assessed in BBAM as freshwater wetlands).

No species credit species were deemed to be impacted by the proposal and thus no species credit species requirements were generated by the BBAM calculator.

As part of the Biodiversity Offset Strategy (BOS) outlined in the BAR, the 156 Ecosystem Credit requirement was input into the Biodiversity Offsets Payment Calculator (BOPC) to calculate an equivalent financial contribution for payment into the Biodiversity Conservation Fund (BCF). The 156 ecosystem credit requirement equated to an offset amount totalling \$446,072.00.

## Consistency of Stage 2 with Stage 1 BAR

Extent of vegetation clearing approved under the Stage 1 BAR compared with revised extent of clearing proposed at the completion of the proposed Stage 2 works;

**Table 1**     **Vegetation Clearing Areas**

Vegetation Zone	Extent of clearing approved under Stage 1 BAR - TOTAL	Extent of clearing completed under Stage 1 Early Works	Extent of clearing proposed in Stage 2 BDAR	Extent of clearing proposed under Stage 2 - TOTAL
1. PCT 1592 – Spotted Gum – Red Ironbark – Grey Gum open forest shrub-grass open forest of the lower Hunter (Medium condition class)	<b>2.05</b>	0.49	0.43	<b>0.91</b>
2. PCT 1592 – Spotted Gum – Red Ironbark – Grey Gum open forest shrub-grass open forest of the lower Hunter (Poor condition class)	<b>0.40</b>	0.07	0.33	<b>0.39</b>
3. Native Plantings (assessed as Low condition class PCT 1592)	<b>2.53</b>	2.75	0.00	<b>2.75</b>
4. Man-made ponds (assessed as coastal freshwater wetlands PCT 1071)	<b>0.17</b>	0.17	0.00	<b>0.17</b>
<b>Total</b>	<b>5.15</b>	<b>3.47</b>	<b>0.75</b>	<b>4.23</b>

Results from Table 1 presented above reveal a total vegetation clearing total of 4.23ha (3.47ha + 0.75ha) required for both Stages 1 and 2 of the NMH project. This total clearing value is 0.92 ha less than the approved Stage 1 total and thus represents a reduction in direct biodiversity impacts.

The Stage 2 NMH design requires an increase in the clearing of vegetation zones 3 (0.24ha) and a decrease in the clearing of vegetation zone 1 (1.14ha), resulting in a reduction to the total vegetation zone clearing area relative to Stage 1. It is noted that the Stage 2 NMH proposal is considered to have, in general, an improved outcome for biodiversity as the higher quality LHSGIF habitats of vegetation zone 1 have a reduced impact relative to the Stage 1 proposal.

## Conclusion

Based on the above discussion, we confirm the following with respect to the Stage 2 NMH SSI biodiversity requirements:

- the proposal is expected to result in reduction in impacts to biodiversity values relative to the Stage 1 proposal; and
- the consistency in Stage 2 biodiversity impacts relative to the Stage 1 BAR. Based on the above discussion, we confirm that the Stage 2 NMH SSI is generally consistent with the biodiversity impacts prescribed for the endorsed Stage 1 BAR.

Yours faithfully

*Isaac Mamott*

Isaac Mamott

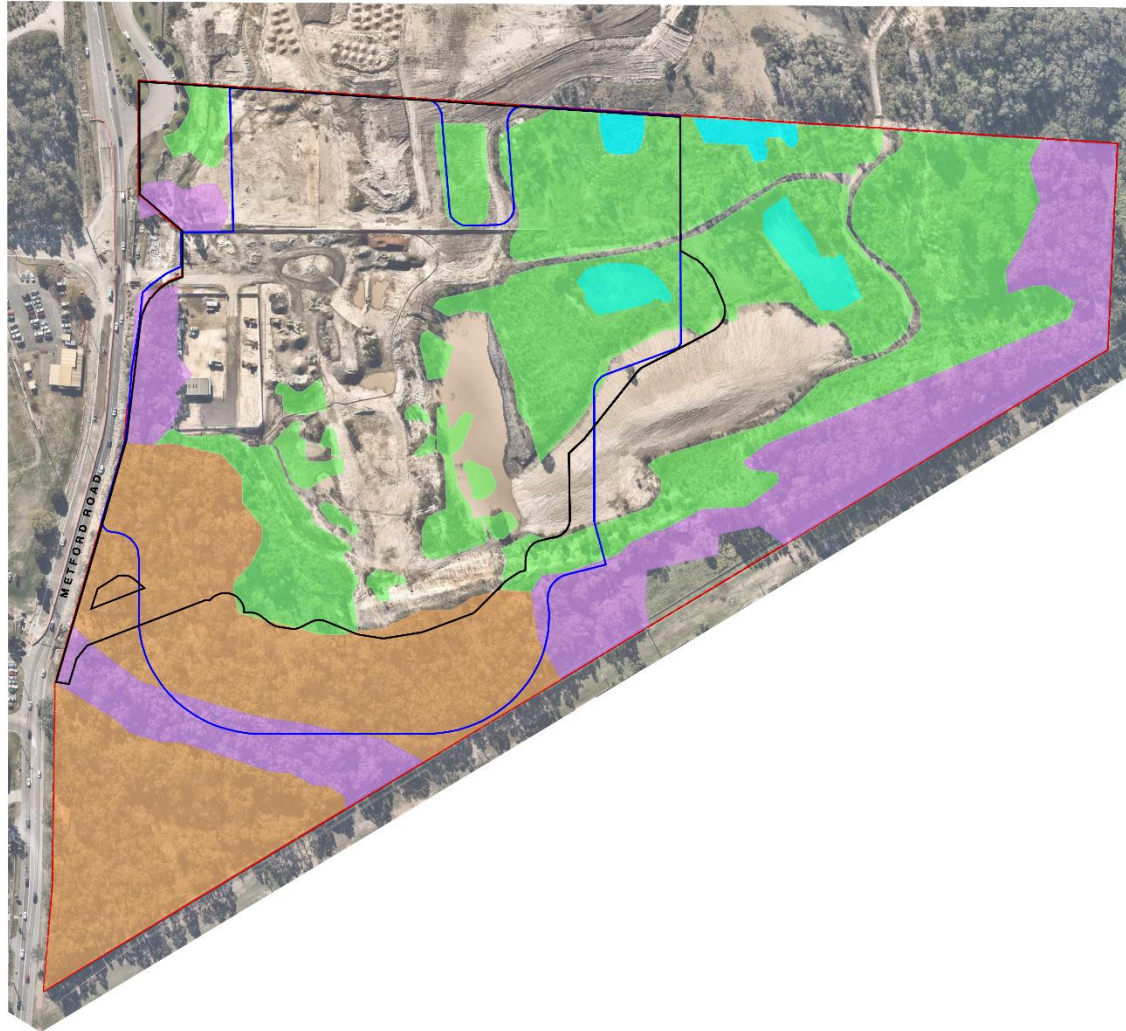
Director, Principal Botanist

**BAM Assessor (BAAS18008)**

**BBAM Assessor (0081)**

Attachment A Stage 2 Project Influence Area + Tree removal - Multiplex / Wild Things (2019)

# Attachment A Stage 2 Project Influence Area – CBRE / Multiplex / Black Beetle (2019)



- LEGEND**
- URS BOUNDARY LINE
  - PROPOSED STAGE 2 PROJECT INFLUENCE LINE
  - APPROVED STAGE 1 PROJECT INFLUENCE LINE - STAMPED PLAN DAY1
  - PCT ID 1562 (MOD GOOD MEDIUM)
  - PCT ID 1562 (MOD GOOD POOR)
  - PCT ID 1562 (LOW CONDITION)
  - PCT ID 1071 (MOD-GOOD-MEDIUM)

**black beetle**  
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**NOTES**

1. CONSULTANTS SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA PROVIDED TO THEM BY OTHER CONSULTANTS AND/OR OTHERS. CONSULTANTS SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA PROVIDED TO THEM BY OTHER CONSULTANTS AND/OR OTHERS.

Rev	Description	Date

**MANAGING CONTRACTOR**

**MULTIPLEX**

PROJECT MANAGEMENT

**CBRE**

ARCHITECTURE

**BVA**

STRUCTURES & CIVIL

**TTW** Taylor Tomlinson Whitting

HYDRAULIC & FIRE

**MECHANICAL**

**ELECTRICAL**



**NEW MAITLAND HOSPITAL**  
 Metford Road, Metford

**DRAWING TITLE**  
 STAGE 2 - VEGETATION MAP

DATE	SCALE	DESIGNER	CHECKER	APPROVER
2019/01/11	1:1000	GIS	GIS	GIS

FOR INFORMATION