

# Canberra Northside Hospital

Application Number: **03297**

Commencement Date:  
**13/01/2026**

Status: **Locked**

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## 1. About the project

### 1.1 Project details

#### 1.1.1 Project title \*

Canberra Northside Hospital

#### 1.1.2 Project industry type \*

Science and Research

#### 1.1.3 Project industry sub-type

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#### 1.1.4 Estimated start date \*

16/06/2026

#### 1.1.4 Estimated end date \*

10/09/2031

## 1.2 Proposed Action details

### 1.2.1 Provide an overview of the proposed action, including all proposed activities. \*

Infrastructure Canberra (iCBR) is progressing the planning and approval process for Stage 1a of the Northside Hospital Project (NHP) (the 'proposed action'), located on the site of the current North Canberra Hospital (NCH, formerly Calvary Bruce Public Hospital) off Haydon Drive in Bruce. The proposed action area includes Blocks 2 and 4, Section 1, and parts of Blocks 3, 5, and 6 Section 1, Block 4 Section 21, and Block 2 Section 110, Bruce, ACT.

In total, the proposed action area (the 'study area') is 30 ha, the proposed action direct impact area is 8.71 ha (refer to **Att\_A\_The\_Proposed\_Action\_Area**).

#### **The Proposed Action**

The proposed action is illustrated in **Att\_B\_The\_Proposed\_Action** and consists of two main stages, with Stage 1 split into Stage 1a and 1b. This referral only addresses Stage 1a, but all stages have been considered with respect to the environmental impacts.

In summary, Stage 1a of the NHP will include the demolition of several existing buildings and construction of the following:

- a main clinical building;
- childcare facility;
- two on-grade carparking areas;
- associated roads, services and other infrastructure; and
- establishment and management of bushfire asset protection zones.

Stage 1b of the NHP will include the demolition of buildings and construction of additional carparking areas.

Stage 2 of the NHP is proposed to include the construction of the second stage of the main clinical building, and demolition of buildings to provide more carparking and/or future development sites.

#### **Landscaping**

Although the landscaping design is yet to be finalised, new plantings are currently proposed as part of the landscaping within open space areas, road verges, and drainage lines. Plantings will include a diversity of local and non-local native species. Where practicable, landscaping will utilise PCT appropriate species, a diversity of strata, and aim to enhance connectivity.

#### **APZ management**

The Asset Protection Zones will be managed in accordance with **Att\_D\_Bushfire\_Fuel\_Management\_Plan**.

### 1.2.2 Is the project action part of a staged development or related to other actions or proposals in the region?

Yes

### 1.2.3 Is the proposed action the first stage of a staged development (or a larger project)?

Yes

### 1.2.5 Provide information about the staged development (or relevant larger project).

The Strategic Planning provides a long-term vision for the new Northside Campus, while responding to identified demands projections up until 2041.

The project will be delivered in a staged process, consisting of early works, Stage 1a, Stage 1b, and Stage 2. Site plans for the current hospital campus and proposed works for Stage 1a, Stage 1b and Stage 2 are shown in **Att\_B\_The\_Proposed\_Action**.

#### **Early works – 2026-2027**

The following works are proposed to be completed as part of the early works

- Demolition of existing buildings;
- Construction of childcare facility;
- One of the on-grade carparks associated with childcare; and
- Establishment and management of bushfire asset protection zones for the existing buildings.

#### **Stage 1a and 1b - 2027-2031**

The Stage 1a and 1b outlined above responds to identified demand of the 2031 projection which includes

- Demolition of existing buildings;
- a main clinical building;
- childcare facility;
- two on-grade carparking areas;
- associated roads, services and other infrastructure; and
- establishment and management of bushfire asset protection zones.

#### **Stage 2 – 2031-2041**

Stage 2 of the project aims to deliver the remainder of the projected demands, to be completed by 2041. At this point, the works involved in Stage 2 are indicative only and will be confirmed at later stages of planning.

### 1.2.6 What Commonwealth or state legislation, planning frameworks or policy documents are relevant to the proposed action, and how are they relevant? \*

Below are the following instruments and policies applicable to the proposed action with a brief explanation of their relevance.

### **Commonwealth Legislation**

The impact of the proposed action on ecological values and assessment against the relevant Commonwealth environmental legislation are detailed in

**Att\_C\_Ecological\_Impact\_Assessment\_REDACTED** (Figure 8 has been redacted due to the occurrence of species on the referral guide's 'Sensitivity List').

#### *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*

Ecological surveys have identified the presence of flora species, fauna species, and ecological communities listed under the EPBC Act within the proposed action area. As such, impacts to these Matters of National Environmental Significance (MNES) must be considered pursuant to the EPBC Act.

### **Australian Capital Territory Legislation**

The impact of the proposed action on ecological values and assessment against the relevant ACT environmental legislation is detailed in **Att\_C\_Ecological\_Impact\_Assessment\_REDACTED** (Figure 8 has been redacted due to the occurrence of species on the referral guide's 'Sensitivity List').

#### *Nature Conservation Act 2014 (NC Act)*

The NC Act is the key legislation for the protection of native plants and animals in the ACT and for the management of the conservation reserve network. The primary purpose of the NC Act is to ensure the protection of native plants and animals, ecological communities, and conservation lands in the ACT. Surveys have identified the presence of ecological values of relevance to the NC Act within the proposed action area. As such, impacts to these values must be considered pursuant to the NC Act.

#### *Planning Act 2023 (Planning Act)*

The Planning Act incorporates a number of new regulations and guidelines relevant to ecological impact and biodiversity conservation including the following.

- The *Planning (General) Regulation 2023* (the General Regulation) is a subordinate legislative instrument that provides further context to the Planning Act. In the context of ecological impact and biodiversity conservation, the General Regulation provides definitions, specific Environmental Impact Statement (EIS) process guidelines, and specific examples of development proposals requiring environmental impact assessment.
- The *Biodiversity Sensitive Urban Design Guide* (BSUD Guide) is a design guide that provides general best practice design guidance relating to the planning, design and approval processes for the development and redevelopment of sites.
- *Environmental Impact Statement* (EIS). Pursuant to the Planning Act, an EIS is required for particular development proposals, as outlined under section 105 of the Planning Act. The proposed action triggers the requirement to prepare an EIS under the Planning Act with regards to the clearance of NC Act native vegetation, the potential to significantly impact threatened and/or protected species, and the loss of mature and non-mature native trees.

#### *Urban Forest Act 2023 (UF Act)*

The UF Act applies to those sections of the proposed action area identified as 'built-up urban area'. A total of 962 trees meet the criteria for a 'protected tree' under the UF Act, of which up to 219 will be removed.

Approval from the ACT Conservator of Flora and Fauna, via the Tree Advisory Panel, must be obtained prior to removing any protected tree or undertaking any tree damaging activity or groundwork as part of the proposed action.

#### *Biosecurity Act 2023*

Several species listed on the *ACT Biosecurity (Pests) Declaration 2025* under the *Biosecurity Act 2023* were recorded within the proposed action area. Control of these species is therefore recommended.

**1.2.7 Describe any public consultation that has been, is being or will be undertaken regarding the project area, including with Indigenous stakeholders. Attach any completed consultation documentations, if relevant. \***

**Att\_J\_Consultation\_Register** includes a summary of the consultations undertaken to date. Any additional consultations will be conducted as required for project approval.

## 1.3.1 Identity: Referring party

### Privacy Notice:

Personal information means information or an opinion about an identified individual, or an individual who is reasonably identifiable.

By completing and submitting this form, you consent to the collection of all personal information contained in this form. If you are providing the personal information of other individuals in this form, please ensure you have their consent before doing so.

The Department of Climate Change, Energy, the Environment and Water (the department) collects your personal information (as defined by the Privacy Act 1988) through this platform for the purposes of enabling the department to consider your submission and contact you in relation to your submission. If you fail to provide some or all of the personal information requested on this platform (name and email address), the department will be unable to contact you to seek further information (if required) and subsequently may impact the consideration given to your submission.

Personal information may be disclosed to other Australian government agencies, persons or organisations where necessary for the above purposes, provided the disclosure is consistent with relevant laws, in particular the Privacy Act 1988 (Privacy Act). Your personal information will be used and stored in accordance with the Australian Privacy Principles.

See our Privacy Policy to learn more about accessing or correcting personal information or making a complaint.

Alternatively, email us at [privacy@dcceew.gov.au](mailto:privacy@dcceew.gov.au).

**Confirm that you have read and understand this Privacy Notice \***

### 1.3.1.1 Is Referring party an organisation or business? \*

Yes

## Referring party organisation details

**ABN/ACN** 50607364358

**Organisation name** CAPITAL ECOLOGY PTY LTD

**Organisation address** PO Box 854, Gungahlin, 2912, ACT

## Referring party details

**Name** Robert Speirs

**Job title** Director / Principal Ecologist

**Phone** 0412474415

**Email** rob@capitalecology.com.au

**Address** PO Box 854, Gungahlin ACT 2912

## 1.3.2 Identity: Person proposing to take the action

### 1.3.2.1 Are the Person proposing to take the action details the same as the Referring party details? \*

No

### 1.3.2.2 Is Person proposing to take the action an organisation or business? \*

Yes

## Person proposing to take the action organisation details

**ABN/ACN** 66676633401

**Organisation name** INFRASTRUCTURE CANBERRA

**Organisation address** GPO Box 158 Canberra ACT 2601 Australia

## Person proposing to take the action details

**Name** Hayley Bell

**Job title** Executive Group Manager Health Education and Justice

**Phone** 0440101119

**Email** hayleyc.bell@act.gov.au

**Address** GPO Box 158 Canberra ACT 2601 Australia

**1.3.2.14 Are you proposing the action as part of a Joint Venture? \***

No

**1.3.2.15 Are you proposing the action as part of a Trust? \***

No

**1.3.2.17 Describe the Person proposing the action's history of responsible environmental management including details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing to take the action. \***

iCBR has an excellent environmental record. It applies very high environmental standards to its projects. It has developed constructive relationships with Commonwealth and ACT environmental regulatory agencies and the local communities in which it operates. iCBR has not had any legal proceedings under a Commonwealth or Territory law for the protection of the environment, or the conservation and sustainable use of natural resources. In addition, iCBR has not received any fines, penalty notice or other enforcement action under a Commonwealth or Territory law relating to environmental matters.

**1.3.2.18 If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework**

The Project would be undertaken in accordance with relevant ACT Government policies and guidelines, including:

- ACT Planning Strategy 2018 - The ACT Planning Strategy 2018 is the key strategic document for managing growth and change in the ACT;
- The ACT Climate Change Strategy 2019-25 - This strategy outlines the next stage of the ACT Government's climate change response and identifies actions to meet targets and prepare for climate change.

**1.3.3 Identity: Proposed designated proponent****1.3.3.1 Are the Proposed designated proponent details the same as the Person proposing to take the action? \***

Yes

## Proposed designated proponent organisation details

**ABN/ACN** 66676633401

**Organisation name** INFRASTRUCTURE CANBERRA

**Organisation address** GPO Box 158 Canberra ACT 2601 Australia

## Proposed designated proponent details

**Name** Hayley Bell

**Job title** Executive Group Manager Health Education and Justice

**Phone** 0440101119

**Email** hayleyc.bell@act.gov.au

**Address** GPO Box 158 Canberra ACT 2601 Australia

## 1.3.4 Identity: Summary of allocation

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### ✔ Confirmed Referring party's identity

The Referring party is the person preparing the information in this referral.

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ABN/ACN	50607364358
Organisation name	CAPITAL ECOLOGY PTY LTD
Organisation address	PO Box 854, Gungahlin, 2912, ACT
Representative's name	Robert Speirs
Representative's job title	Director / Principal Ecologist
Phone	0412474415
Email	rob@capitalecology.com.au
Address	PO Box 854, Gungahlin ACT 2912

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### ✔ Confirmed Person proposing to take the action's identity

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

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ABN/ACN	66676633401
Organisation name	INFRASTRUCTURE CANBERRA
Organisation address	GPO Box 158 Canberra ACT 2601 Australia
Representative's name	Hayley Bell
Representative's job title	Executive Group Manager Health Education and Justice
Phone	0440101119
Email	hayleyc.bell@act.gov.au
Address	GPO Box 158 Canberra ACT 2601 Australia

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### ✔ Confirmed Proposed designated proponent's identity

The Person proposing to take the action is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

## 1.4 Payment details: Payment exemption and fee waiver

### 1.4.1 Do you qualify for an exemption from fees under EPBC Regulation 5.23 (1) (a)? \*

No

### 1.4.3 Have you applied for or been granted a waiver for full or partial fees under Regulation 5.21A? \*

No

### 1.4.5 Are you going to apply for a waiver of full or partial fees under EPBC Regulation 5.21A?

No

### 1.4.7 Has the department issued you with a credit note? \*

No

### 1.4.9 Would you like to add a purchase order number to your invoice? \*

No

## 1.4 Payment details: Payment allocation

### 1.4.11 Who would you like to allocate as the entity responsible for payment? \*

Third party

### 1.4.12 Is the third party an organisation? \*

No

**1.4.18 First name \***

Josh

**1.4.19 Last name \***

Faulkner

**1.4.20 Job title \***

iCBR Executive Branch Manager

**1.4.21 Phone \***

0435292640

**1.4.22 Email \***

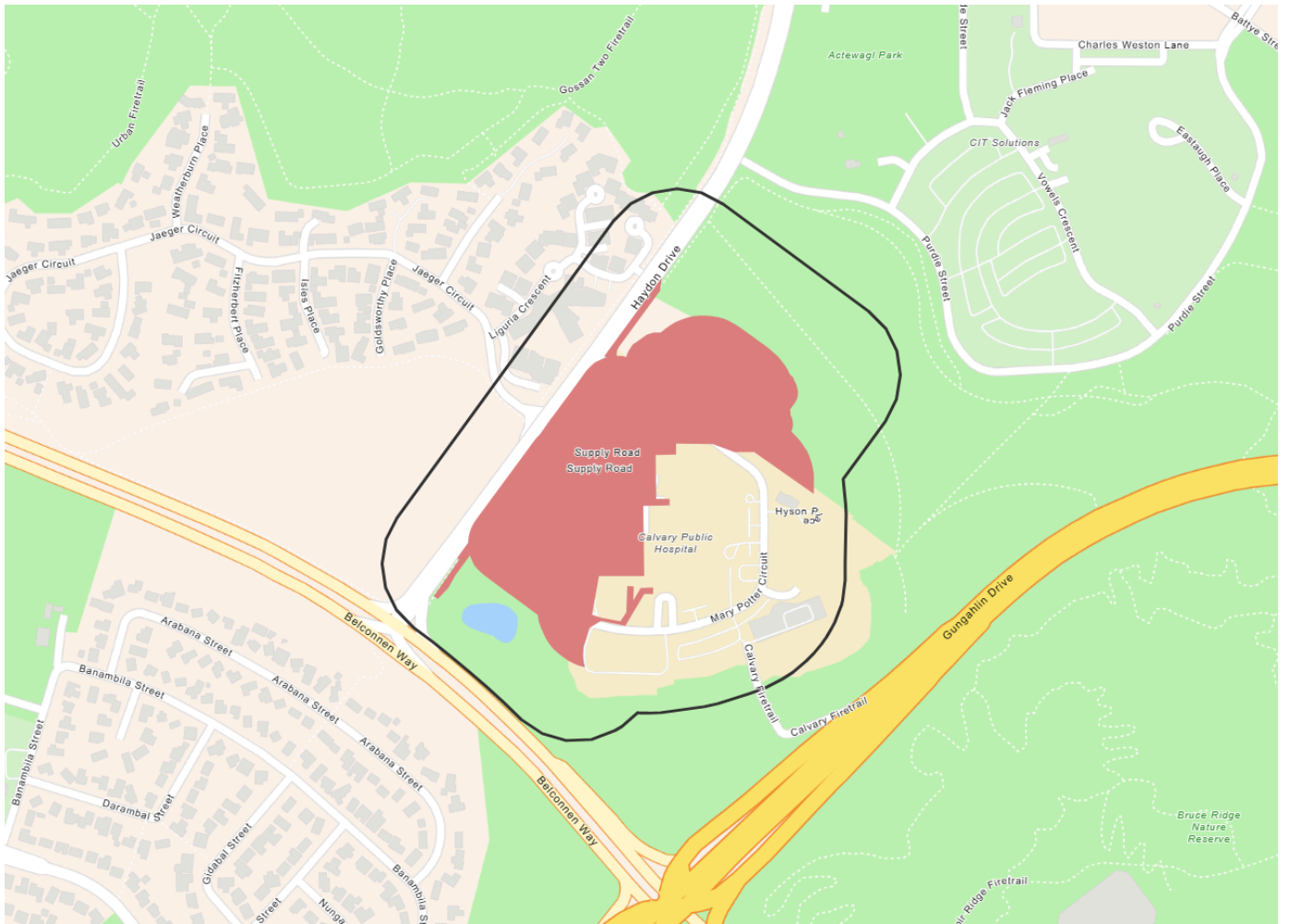
[josh.faulkner@act.gov.au](mailto:josh.faulkner@act.gov.au)

**1.4.23 Address \***

GPO Box 158, Canberra, ACT, 2601

## 2. Location

## 2.1 Project footprint



**Project Area: 30.02 Ha Disturbance Footprint: 8.71 Ha**

## 2.2 Footprint details

### 2.2.1 What is the address of the proposed action? \*

North Canberra Hospital, Mary Potter Cct, Bruce, ACT.

### 2.2.2 Where is the primary jurisdiction of the proposed action? \*

Australian Capital Territory

### 2.2.3 Is there a secondary jurisdiction for this proposed action? \*

No

### 2.2.5 What is the tenure of the action area relevant to the project area? \*

Section 1 Block 4 and Section 1 Block 2 - Canberra Health Services (CHS)

Section Block 3, Section Block 5 and Section 1 Block 6 - Calvary Private Hospital.

Section 110 Block 2 - ACT EPSDD Parks and conservation

## 3. Existing environment

## 3.1 Physical description

### 3.1.1 Describe the current condition of the project area's environment.

The proposed action area is the site of the current North Canberra Hospital (NCH, formerly Calvary Hospital) located on Mary Potter Cct in Bruce, ACT (See

**Att\_C\_Ecological\_Impact\_Assessment\_REDACTED** for full details). The proposed action area is bordered by:

- Haydon Drive to the west;
- Belconnen Way to the south;
- residential areas (Bruce and Aranda) to the west and south; and
- reserves and urban open space (Bruce Ridge Nature Reserve and Flea Bog Flat Woodlands), largely consisting of intact dry sclerophyll forest and box-gum woodland.

The majority of the proposed action area is zoned 'CF – Community Facilities', apart from Block 2 Section 110 which is zoned 'NUZ3 – Hills, Ridges and Buffers', and Block 4 Section 21 which is zoned 'PRZ1 - Urban Open Space'

The vegetation in the study area is a component of the large area of naturally occurring dry sclerophyll forest which runs to the east and south, and includes areas that now form Black Mountain, Bruce Ridge, and Aranda Bushland Canberra Nature Park reserves. This dry forest community (ACT25) is dominated by Brittle Gum *Eucalyptus mannifera*, Red Stringybark *E. macrorhyncha*, and Scribbly Gum *E. rossii*, and would have occurred across the majority of the study area prior to clearance in the 1970s. This dry forest community would have transitioned to Box-Gum Woodland in the lower lying areas to the west of the study area, now known as Flea Bog Flat (Figure 2). The south-west corner of the study area contains a small patch of Box-Gum Woodland (ACT16) dominated by Yellow Box *E. melliodora*, Blakely's Red Gum *E. blakelyi*, and Apple Box *E. bridgesiana*.

Most of the vegetation within the central 'D' part of the subject land (Block 4 Section 1) was cleared during construction of Calvary Hospital in the mid-1970s. Several clumps and isolated trees were retained however, and a few of these trees are still present today. Further construction in the northern and eastern blocks continued over the subsequent decades, and again retained a few patches of remnant trees. In addition to these remnant trees, the current hospital grounds contain many planted trees (mostly Brittle Gum), many of which have now reached maturity and support hollows and other significant habitat values.

While the remnant vegetation outside the NCH boundary appears largely intact, it is likely that it was historically thinned and lightly grazed. A section of the old Weetangera Road runs through the north-eastern part of the study area. The majority of the remnant vegetation in the study area has retained a native dominant groundstorey with a moderate to high diversity of native grasses and forbs, including several species which are considered rare or uncommon in the ACT. Other areas are dominated by exotic pasture grasses and weeds such as Phalaris and Tall Fescue, but generally still support a low to moderate diversity of native forbs.

A band of vegetation around the northern hospital block is managed as a bushfire APZ, and the understorey and midstorey have been cleared for this purpose. A narrow strip along the eastern side of Haydon Drive and to the south of Mary Potter Circuit was largely cleared during construction of the hospital and has subsequently been allowed to regenerate.

A drainage line runs through the southern part of the study area (Block 6 Section 1) into a moderate sized dam, which was constructed in approximately 2005, presumably to manage runoff from the hospital site. This area subsequently drains under Haydon Drive and into Flea Bog Flat, a small woodland patch on the corner of Belconnen Way and Haydon Drive. Flea Bog Flat supports remnant Box-Gum Woodland in relatively good condition, with a high diversity of native flora and fauna including several threatened or rare species. A large boggy area in the centre supports wetland-type vegetation. Historical accounts suggest the bog is naturally occurring but has experienced changes in water flow due to the creation of culverts and drains and the development of the surrounding suburbs and roads.

**3.1.2 Describe any existing or proposed uses for the project area.**

**Existing Land Uses:** The proposed action area is the site of the existing North Canberra Hospital. The surrounding bushland area is used for nature conservation, recreation, and bushfire protection.

**Proposed Land Uses:** The proposed action area will continue to be used as a hospital.

**3.1.3 Describe any outstanding natural features and/or any other important or unique values that applies to the project area.**

No outstanding or unique natural features are located within the proposed action area.

**3.1.4 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.**

The topography of the study area is gently undulating, with elevation ranging from 630 m Australian Height Datum (AHD) in the south-west corner of the study area, rising to 650 m along the eastern boundary.

## 3.2 Flora and fauna

**3.2.1 Describe the flora and fauna within the affected area and attach any investigations of surveys if applicable.**

A comprehensive Ecological Impact Assessment (EIA) was undertaken by Capital Ecology and is provided as **Att\_C\_Ecological\_Impact\_Assessment\_REDACTED** (Figure 8 has been redacted due to the occurrence of species on the referral guide's 'Sensitivity List'). A tree assessment has also been undertaken and is provided as **Att\_E\_Tree\_Assessment**.

General descriptions of the flora and fauna and their habitats with the proposed action area assessed by Capital Ecology are provided below.

### Plant Community Types

The proposed action area supports the following PCTs.

- **PCT ACT25 *Eucalyptus macrorhyncha* – *E. rossii* – Tableland Grass-Shrub Forest**. This PCT would have occurred across the majority of the proposed action area, but was largely cleared during construction of the North Canberra Hospital. The dominant native species across each stratum are as follows.
  - Overstorey: Red Stringybark *E. macrorhyncha*, Brittle Gum *E. mannifera*, Scribbly Gum *E. rossii*.
  - Midstorey: Bitter Pea *Daviesia mimosoides*, Rosemary Cassinia *Cassinia quinquefaria*, Wattles (*Acacia mearnsii*, *A. decurrens*).
  - Groundstorey: Sparse, dominated by Red Anther Wallaby Grass *Rytidosperma pallidum*.
- **PCT ACT16 *Eucalyptus melliodora* – *E. blakelyi* Tableland Grassy Woodland**. This PCT was mapped on the western side of Haydon Dr and in the south-west corner of the proposed action area.
  - Overstorey: Yellow Box *E. melliodora*, Blakley's Red Gum *E. blakelyi*, Apple Box *E. bridgesiana*.
  - Midstorey: Wattles (*Acacia dealbata*, *A. mearnsii*), *Cassinia quinquefaria*, *Bursaria spinosa*, and scattered non-local native shrubs such as *Acacia cultriformis*, *Acacia baileyana*, *Hakea sp.*.
  - Groundstorey: Kangaroo Grass, Weeping Grass, moderate to high diversity of native forbs

### Native Flora

A total of 91 flora species were recorded during field surveys and incidentally, comprising 75 native species and 16 exotic species. No threatened flora species were recorded. No other threatened flora species are considered to have a moderate or higher likelihood of occurrence in the subject land.

### Native Fauna and Fauna Habitat

The proposed action area supports a number of habitat features of potential value to a range of fauna species, including remnant and planted native and exotic trees, native shrubs, grasses and forbs, lawns and gardens, and dams and drainage areas.

### Threatened Fauna

Targeted surveys recorded the following EPBC Act threatened fauna species (refer to **Att\_C\_Ecological\_Impact\_Assessment**).

- **Gang-gang Cockatoo *Callocephalon fimbriatum*** (EPBC Act / BC Act / NC Act Endangered).

Gang-gang Cockatoos have been previously recorded in the locality many times, including by ELA and Abel Ecology, and dozens of records have been submitted to NatureMapr, eBird, and iNaturalist.

The areas of native vegetation in the study area provide suitable foraging habitat for the species. Whilst several confirmed or suspected nest trees have also been identified within 1 km of the subject land, no confirmed Gang-gang nests have been recorded within the study area.

During the June survey, several Gang-gang Cockatoos were recorded both in the study area and flying overhead. On 1 October, a pair of Gang-gang Cockatoos were observed sitting outside a large hollow for over an hour, and chewing the bark around the hollow (a known behaviour indicating that they are preparing the hollow as a potential nest site). However, further surveys did not find evidence of an active nest at this tree.

An assessment by Stacey Taylor of the ACT Government found that many of the remnant trees (and several planted trees) within the subject land and the broader study area support hollows suitable (or potentially suitable) for Gang-gang Cockatoo nesting. The majority of these trees occur in the areas supporting intact dry sclerophyll forest (ACT25 Zone 1) or areas currently managed as APZ (ACT25 Zone 2) surrounding the buildings on the northern block. However, 11 trees were identified within the existing hospital precinct. While these trees have been assessed as suitable (or potentially suitable) based on their attributes, they are considered very unlikely to be used for nesting by Gang-gangs due to their proximity to buildings, carparks, and other high-traffic areas, and due to their isolation from intact vegetation.

The proposed action area is therefore estimated to support 12.69 ha of Gang-gang Cockatoo foraging habitat (defined as all native vegetation). Of this, 10.18 ha is considered to be potential breeding habitat (areas containing a mature canopy). The proposed action would result in the clearance of 0.09 ha of Gang-gang Cockatoo breeding and foraging habitat, including 11 potentially suitable breeding trees. An additional 0.41 ha of breeding and foraging habitat would be modified for the purpose of APZ management, which would not remove any breeding trees.

In addition to the above, the following EPBC Act listed species have been recorded in the proposed action area or surrounding area: Swift Parrot *Lathamus discolor* (EPBC Act and NC Act critically endangered), and Superb Parrot *Polytelis swainsonii* (EPBC Act and NC Act vulnerable). While these species may occasionally visit the proposed action area to forage, they do not nest in the area and it does not represent significant habitat for the species.

### **3.2.2 Describe the vegetation (including the status of native vegetation and soil) within the project area.**

As described in Section 3.2.1 of this referral, comprehensive ecological assessments were undertaken by Capital Ecology. They are provided as **Att\_C\_Ecological\_Impact\_Assessment\_REDACTED** (Figure 8 has been redacted due to the occurrence of species on the referral guide's 'Sensitivity List'). General descriptions of the vegetation observed with the proposed action area assessed by Capital Ecology are provided below.

### General Vegetation Condition

The majority of the study area would historically have supported dry sclerophyll forest, however the vegetation in the central subject land was almost entirely cleared during construction of the hospital in the 1970s. A few remnant trees were retained in this area, and various native and exotic trees, shrubs, and garden plants have been planted around the buildings. Outside the hospital boundaries, the remnant forest exists in various condition states from relatively intact, to regenerating, and areas partially cleared to meet bushfire asset protection zone (APZ) requirements.

The vegetation for each PCT in the proposed action area was classified into one of the following vegetation zones.

#### ACT25 – *Eucalyptus macrorhyncha* – *E. rossii* – Tableland Grass-Shrub Forest

- **Zone 1 – Canopy – Regeneration – Native dominant – High diversity.** This zone consists of intact dry sclerophyll forest and is present in the areas surrounding the NCH. The vegetation is representative of what was naturally occurring in the areas including Black Mountain, Bruce Ridge, Aranda Bushland etc. It supports a high diversity of plants including orchid species, some of which are rare in the region.
- **Zone 2 – Remnant canopy – Cleared midstorey and groundstorey – Native dominant.** This zone is similar to Zone 1 but the midstorey and groundstorey are cleared and maintained according to APZ requirements. This zone would return to Zone 1 if allowed to regenerate. This zone also includes scattered remnant eucalypts
- **Zone 3 – Regenerating canopy and midstorey – Native dominant.** This zone consists of areas that have been previously disturbed or cleared during construction of Haydon Drive and the NCH, but have been allowed to regenerate. There is a higher proportion of exotic species, and some planted species that are not suitable for the PCT such as Cootamundra Wattle *Acacia baileyana*.
- **Zone 4 – Canopy – Regeneration – Exotic dominant – Low-moderate diversity.** This zone occurs in a small patch to the south of the multistorey carpark. This is a wet drainage area that runs into the dam in the south-west corner of the study area. The native canopy and midstorey are present but the groundstorey has become dominated by exotic grasses and weeds such as Tall Fescue *Festuca arundinacea* and Japanese Honeysuckle *Lonicera japonica*.
- **Zone 5 – Planted native trees and shrubs.** This zone consists of several patches of mixed plantings of local and non-local overstorey and midstorey species, including Eucalypts, Casuarinas, Acacias, Callistemons etc.

#### ACT16 – *Eucalyptus melliodora* - *E. blakelyi* Tableland Grassy Woodland

- **Zone 1 – Canopy – Regeneration – Native dominant – High diversity.** This zone only occurs on the western side of Haydon Drive, in Flea Bog Flat woodland. This area supports Box-Gum Woodland in good condition, with a remnant mature canopy of Yellow Box, Blakely's Red Gum and Apple Box, and a diverse midstorey and groundstorey.
- **Zone 2 – Canopy – Regeneration – Exotic dominant – Low-moderate diversity.** This zone is equivalent to the ACT25 Zone 4. This area has retained the native canopy and midstorey, but the groundstorey is dominated by exotic species such as Tall Fescue.

### Threatened Ecological Communities

PCT ACT16 is identified as the potential EPBC Act listed threatened ecological community (TEC) *White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland* (EPBC Act Box-Gum Woodland). As detailed in **Att\_C\_Ecological\_Impact\_Assessment**, the areas mapped as PCT ACT 16 Zone 1 meets the definition of EPBC Act Box-Gum Woodland. The proposed action area therefore supports 0.76 ha of EPBC Act Box-Gum Woodland in Condition Class A. The proposed action will not directly impact this area.

### **Native Vegetation**

Per the NC Act definition, the proposed action area supports 12.69 ha of native vegetation. Of that, the proposed action would result in the clearance of 1 ha of native vegetation, and an additional 0.97 ha would be modified for the purpose of bushfire risk management.

### **Trees**

A tree assessment by Arcadia identified a total of 1310 trees, consisting of a mix of native and exotic planted trees within the existing hospital footprint, and remnant native trees in the surrounding bushland (see **Att\_E\_Tree\_Assessment**).

## 3.3 Heritage

### **3.3.1 Describe any Commonwealth Heritage Places Overseas or other places recognised as having heritage values that apply to the project area.**

No Commonwealth heritage places overseas or other places recognised as having heritage values apply to the project area.

### **3.3.2 Describe any Indigenous heritage values that apply to the project area.**

As detailed in **Att\_I\_Cultural\_Heritage\_Assessment** (Att\_I will not be made publicly available due to cultural sensitivity reasons), comprehensive field survey undertaken by Past Traces Heritage Consultants identified one Aboriginal Heritage site, consisting of a potential culturally modified tree. This tree will not be directly impacted by the proposed action.

## 3.4 Hydrology

### 3.4.1 Describe the hydrology characteristics that apply to the project area and attach any hydrological investigations or surveys if applicable. \*

As detailed in **Att\_F\_Geotechnical\_Report**, a comprehensive geotechnical investigation including groundwater monitoring has been carried out on the development site. The investigation concluded that groundwater is not present on the site. Refer to the attached geotechnical investigation detailing the outcomes of the groundwater investigation which states in Section 3.5 Groundwater Conditions Groundwater inflow was not observed during our investigation whilst auger drilling. Groundwater observations are typically precluded during rock coring operations due to the introduction of water into the drilling process.

Groundwater and soil moisture conditions may change due to rainfall, prevailing weather, seasonal and climatic effects.

The development site is currently developed and consists of buildings, roads, car parks, inground stormwater systems and overland flow routes. The site currently drains through a combination of pit and piped systems and overland flow routes. The site discharges stormwater to six locations including:

- 2 connections to the ponds located on the adjacent block 2 Section 110,
- 1 connection to Haydon Drive, and
- discharge points to overland flows on the western and northern sides of Block 1 Section 2 north of Mary Potter Circuit.

The proposed development is generally contained within the developed areas of the existing site. The proposed stormwater management regime is proposed to achieve the following key objectives to ensure the development does not alter the existing stormwater conditions at the discharge points or downstream catchments:

- Maintain the six existing stormwater discharge points,
- Ensure the peak stormwater discharge flows for all storm events are less than those of the current site,
- improve water quality through natural filtration of stormwater runoff.

For details of the proposed concept stormwater management strategy refer to the attached plan **Att\_G\_Stormwater\_Plan**.

For details of the current and proposed services refer to the attached plan **Att\_H\_Services\_Plan**.

## 4. Impacts and mitigation

## 4.1 Impact details

**Potential Matters of National Environmental Significance (MNES) relevant to your proposed action area.**

<b>EPBC Act section</b>	<b>Controlling provision</b>	<b>Impacted</b>	<b>Reviewed</b>
S12	World Heritage	No	Yes
S15B	National Heritage	No	Yes
S16	Ramsar Wetland	No	Yes
S18	Threatened Species and Ecological Communities	Yes	Yes
S20	Migratory Species	No	Yes
S21	Nuclear	No	Yes
S23	Commonwealth Marine Area	No	Yes
S24B	Great Barrier Reef	No	Yes
S24D	Water resource in relation to large coal mining development or coal seam gas	No	Yes
S26	Commonwealth Land	No	Yes
S27B	Commonwealth Heritage Places Overseas	No	Yes
S28	Commonwealth or Commonwealth Agency	No	Yes

### 4.1.1 World Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

#### 4.1.1.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \*

No

#### 4.1.1.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

\*

There are no listed World Heritage properties within the proposed action area. No direct or indirect impacts to World Heritage properties are expected as a result of the proposed action.

### 4.1.2 National Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

#### 4.1.2.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \*

No

#### 4.1.2.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

\*

There are no listed National Heritage properties within the proposed action area. No direct or indirect impacts to National Heritage properties are expected as a result of the proposed action

### 4.1.3 Ramsar Wetland

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Ramsar wetland
No	No	Banrock Station Wetland Complex
No	No	Hattah-Kulkyne Lakes
No	No	Riverland
No	No	The Coorong, and Lakes Alexandrina and Albert Wetland

**4.1.3.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

**4.1.3.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The proposed action is not situated in or near a Ramsar Wetland.

**4.1.4 Threatened Species and Ecological Communities**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

### Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	<i>Ammobium craspedioides</i>	Yass Daisy
No	No	<i>Amphibromus fluitans</i>	River Swamp Wallaby-grass, Floating Swamp Wallaby-grass
No	No	<i>Anthochaera phrygia</i>	Regent Honeyeater
No	No	<i>Aphelocephala leucopsis</i>	Southern Whiteface
No	No	<i>Aprasia parapulchella</i>	Pink-tailed Worm-lizard, Pink-tailed Legless Lizard
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
Yes	Yes	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo
No	No	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo
No	No	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat
No	No	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
No	No	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	<i>Delma impar</i>	Striped Legless Lizard, Striped Snake-lizard
No	No	<i>Dodonaea procumbens</i>	Trailing Hop-bush
No	No	<i>Euastacus armatus</i>	Murray Crayfish
No	No	<i>Eucalyptus aggregata</i>	Black Gum
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Grantiella picta</i>	Painted Honeyeater

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Species</b>	<b>Common name</b>
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Lathamus discolor</i>	Swift Parrot
No	No	<i>Lepidium aschersonii</i>	Spiny Peppercross
No	No	<i>Lepidium hyssopifolium</i>	Basalt Pepper-cross, Peppercross, Rubble Pepper-cross, Pepperweed
No	No	<i>Leucochrysum albicans</i> subsp. <i>tricolor</i>	Hoary Sunray, Grassland Paper-daisy
No	No	<i>Litoria aurea</i>	Green and Golden Bell Frog
No	No	<i>Litoria castanea</i>	Yellow-spotted Tree Frog, Yellow-spotted Bell Frog
No	No	<i>Litoria raniformis</i>	Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog
No	No	<i>Macquaria australasica</i>	Macquarie Perch
No	No	<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin, Hooded Robin (south-eastern)
No	No	<i>Neophema chrysostoma</i>	Blue-winged Parrot
No	No	<i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
No	No	<i>Polytelis swainsonii</i>	Superb Parrot
No	No	<i>Pomaderris pallida</i>	Pale Pomaderris
No	No	<i>Prasophyllum petilum</i>	Tarengo Leek Orchid
No	No	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
No	No	<i>Rostratula australis</i>	Australian Painted Snipe
No	No	<i>Rutidosis leptorhynchoides</i>	Button Wrinklewort
No	No	<i>Senecio macrocarpus</i>	Large-fruit Fireweed, Large-fruit Groundsel
No	No	<i>Stagonopleura guttata</i>	Diamond Firetail
No	No	<i>Swainsona recta</i>	Small Purple-pea, Mountain Swainson-pea, Small Purple Pea

Direct impact	Indirect impact	Species	Common name
No	No	Synemon plana	Golden Sun Moth
No	No	Thesium australe	Austral Toadflax, Toadflax

### Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Natural Temperate Grassland of the South Eastern Highlands
No	Yes	White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland

**4.1.4.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

Yes

**4.1.4.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. \***

The assessment of direct and/or indirect impacts on protected matters are based on the results of targeted surveys. As discussed in **Att\_C\_Ecological\_Impact\_Assessment\_REDACTED** (Figure 8 has been redacted due to the occurrence of species on the referral guide's 'Sensitivity List'), one EPBC Act listed fauna species is known to occur in the proposed action area and would be impacted by the proposed action. These EPBC Act protected matters are discussed in more detail below.

#### **Threatened ecological communities**

The proposed action area contains 0.76 ha of vegetation that meets the criteria for *White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland* in condition class A. This area occurs on the western side of Haydon Drive and will not be directly impacted by the proposed action.

The proposed development has the potential to indirectly impact biodiversity within and surrounding the proposed action area. Potential indirect impacts on biodiversity as a result of the proposed development are listed below.

- Increased noise, vibration, dust, light pollution and traffic during construction and occupation.
- Increased favourability of the subject land to fauna species more tolerant of human disturbance, such as the Indian Myna.
- Weed introduction and/or spread during or after construction.
- Incidental damage or removal of retained native vegetation and habitat during construction.
- Downstream effects due to changes in water run-off, infiltration, erosion, etc. causing changes to water quality and altered flows.

However, as a result of the mitigation measures detailed in

**Att\_C\_Ecological\_Impact\_Assessment\_REDACTED**, and the location of the proposed action across a major road, it is considered unlikely that the proposed action will result in indirect impacts to the EPBC listed TEC.

#### **Threatened flora**

No EPBC Act listed flora species have been recorded in the proposed action area.

#### **Threatened fauna**

The proposed action would directly and indirectly impact the following EPBC Act listed fauna species.

- 0.5 ha of potential breeding and foraging habitat for Gang-gang Cockatoo *Callocephalon fimbriatum* (EPBC Act Endangered).

#### **4.1.4.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact?**

\*

No

#### **4.1.4.6 Describe why you do not consider this to be a Significant Impact. \***

EPBC Act Significant Impact Assessment (SIC) for Gang-gang Cockatoo is included in **Att\_C\_Ecological\_Impact\_Assessment\_REDACTED** (Figure 8 has been redacted due to the occurrence of species on the referral guide's 'Sensitivity List'). The below notes summarise the outcome of the SIC assessment.

**Gang-gang Cockatoo (EPBC Act Endangered)**

The proposed action will result in the clearance of 0.09 ha of potential Gang-gang Cockatoo breeding and foraging habitat, with an additional 0.41 ha that will be modified for the purposes of APZ management, largely consisting of clearance of understorey and midstorey vegetation and some thinning of the canopy. The proposed development will also require the clearance of 11 trees which have been assessed as suitable or potentially suitable for Gang-gang Cockatoos. However, these 11 trees are located within the existing hospital precinct and are therefore less likely to be utilised for nesting compared with the more intact surrounding vegetation.

All areas mapped as potential Gang-gang Cockatoo breeding and/or foraging habitat meet the definition of 'habitat critical to the survival of the species'. However, due to the relatively small area of potential foraging and breeding habitat to be impacted, the proposed action is unlikely to lead to a 'long-term decrease in the size of the population', or 'reduce the area of occupancy of the species'. Additionally, the vegetation is represented widely throughout the locality, and as such, it is likely that the proposed action area is one of many areas in the locality used by this wide-ranging species. As such, the proposed development is unlikely to 'fragment an existing population into two or more populations'.

**4.1.4.7 Do you think your proposed action is a controlled action? \***

No

**4.1.4.9 Please elaborate why you do not think your proposed action is a controlled action.**

\*

A proposed action will be a controlled action requiring approval of the Minister under Part 9 of the EPBC Act if it has, will have, or is likely to have a significant impact on any MNES. As the proposed action is unlikely to have a significant impact on MNES (refer to Section 4.1.4.5 of this referral), it is considered unlikely to be a controlled action.

**4.1.4.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. \***

The avoidance and mitigation measures are described in detail in **Att\_C\_Ecological\_Impact\_Assessment\_REDACTED** (Figure 8 has been redacted due to the occurrence of species on the referral guide's 'Sensitivity List'). The following provides a summary.

### **Avoidance**

The proposed action has been designed to avoid Gang-gang Cockatoo nesting and foraging habitat to the greatest extent possible. A number of alternatives were considered in terms of the location of buildings within the proposed action area, and the requirements for APZ management.

The main buildings have been located in the central part of the existing hospital, in order to minimise the extent of the required APZ. As a result, the area impacted by the proposed APZ falls largely within the areas already managed for this purpose. Minimal impacts will occur to the intact vegetation on the northern block.

The proposed action will be constructed to meet NCC Specification 43 standards, which outlines the construction standards for Class 9 buildings in fire-prone areas. Buildings that do not meet these standards are required to have a minimum APZ of at least 100 m. As building to Spec 43 adds considerable costs to construction, the option of a 100m APZ was considered in the early stages of the design, but was deemed to be unacceptable due to the impacts to ecological values including EPBC Act Box-Gum Woodland and Gang-gang Cockatoo habitat.

Consultation with Act Emergency Services Agency (ACT-ESA) and ACT Parks and Conservation Service (ACT-PCS) has also been undertaken to ensure that the proposed APZs will be managed in a manner that is sensitive to the ecological values while complying with the current ACT Bushfire Management Standards.

### **Mitigation**

Although the landscaping design is yet to be finalised, new plantings are currently proposed as part of the landscaping within open space areas, road verges, and drainage lines. Plantings will include a diversity of local and non-local native species, selected to provide structure and resources for native fauna, and designed to enhance connectivity.

As an additional measure to mitigate the loss of Gang-gang habitat trees, the proponent will investigate the potential to install possum guards on all retained trees in the vicinity that are suitable for Gang-gang Cockatoos. A recent study suggested that Gang-gang Cockatoos may prefer to nest in possum guarded trees, and as such this measure may increase the likelihood that the retained trees will be used by Gang-gang Cockatoos in future. This measure will be undertaken in consultation with Stacey Taylor and other ACT Government officers.

#### **4.1.4.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. \***

There are no proposed offsets.

#### **4.1.5 Migratory Species**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Species	Common name
No	No	<i>Actitis hypoleucos</i>	Common Sandpiper
No	No	<i>Apus pacificus</i>	Fork-tailed Swift
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calidris melanotos</i>	Pectoral Sandpiper
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Motacilla flava</i>	Yellow Wagtail
No	No	<i>Pandion haliaetus</i>	Osprey

**4.1.5.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

**4.1.5.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

There are no listed Migratory Species within the proposed action area. No direct or indirect impacts to Migratory Species are expected as a result of the proposed action.

**4.1.6 Nuclear**

**4.1.6.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? \***

No

**4.1.6.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The proposed action is not a nuclear action.

**4.1.7 Commonwealth Marine Area**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

**4.1.7.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

**4.1.7.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The proposed action is not situated near a Commonwealth Marine Area.

**4.1.8 Great Barrier Reef**

**4.1.8.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? \***

No

**4.1.8.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The proposed action is located greater than 1,500 km from the Great Barrier Reef.

**4.1.9 Water resource in relation to large coal mining development or coal seam gas**

**4.1.9.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? \***

No

**4.1.9.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The proposed action is not related to a large coal mining development or coal seam gas development

**4.1.10 Commonwealth Land**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

**4.1.10.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

**4.1.10.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The proposed action is not within, and does not involve, Commonwealth Land.

**4.1.11 Commonwealth Heritage Places Overseas**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

**4.1.11.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

**4.1.11.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The proposed action is in Australia and will not impact any Commonwealth heritage places overseas.

**4.1.12 Commonwealth or Commonwealth Agency**

#### 4.1.12.1 Is the proposed action to be taken by the Commonwealth or a Commonwealth Agency? \*

No

## 4.2 Impact summary

### Conclusion on the likelihood of significant impacts

You have indicated that the proposed action will likely have a significant impact on the following Matters of National Environmental Significance:

*None*

### Conclusion on the likelihood of unlikely significant impacts

You have indicated that the proposed action will unlikely have a significant impact on the following Matters of National Environmental Significance:

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Threatened Species and Ecological Communities (S18)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

## 4.3 Alternatives

### 4.3.1 Do you have any possible alternatives for your proposed action to be considered as part of your referral? \*

No

### 4.3.8 Describe why alternatives for your proposed action were not possible. \*

The North Canberra Hospital is a general and teaching hospital, providing emergency services, medical and surgical, mental health, maternity and older person's health which services the communities located on the north side of Canberra. The campus is characterised by series of aging concrete and brick buildings, constructed in the late 1970s and are nearing end of their functional life. The proposed location of the main clinical building is being developed as part of a collaborative engagement process with stakeholders' groups.

The proposed design responds to the identified Clinical services needs to 2041.

As outlined above the strategic planning has been developed to respond to the identified clinical needs for Stage 1 2031 and no alternative timeline is possible due to aging infrastructure on the campus nearing end of life.

The campus is approximately 12.7ha, situated on a ridge sloping from east/northeast to west/southwest with a 15m change in elevation across the site. To the northwest of the site, the hospital fronts Haydon Drive. Mary Potter Cicuite services as an internal ring road providing access from Haydon drive at two locations approximately 300m apart.

As part strategy planning an alternative site was not considered appropriate due to clinical adjacencies and continuation of existing services in the existing buildings on the campus. As the key strategic principles considered to achieve the Stage 1 building footprint which included a review of the site area by the needs to retain existing infrastructure without interruption, until a point where the new northside hospital built. A significant amount of new car parking spaces is needed to be provided to support the increased demand associated with the New North side Hospital Project. Drawing from the surrounding bushland environment, the green heart will be established connecting current and future building.

The Stage 1 new clinical building was agreed to be located centrally of the campus to achieve ease of connection to existing buildings. The established campus has intact bushland surrounding which the project reviewed and resulted in significant vegetation clearance.

As part of the early overview of the North Canberra Hospital located in Bruce, immediately north of the intersection of Belconnen Way and Haydon Drive. The site is bordered on three sides by dense bushland, zoned as Hills, Ridges and Buffers. The site is mapped as bushfire prone land in accordance with ACT Government's ACTmapi website. The strategic planning of the site considered ways to minimise the impact on suitable and potential Gang-Gang Cockatoo hollow trees and also ascertain the bushfire hazard and establish a campus Asset Protection Zone (APZ) protecting the existing buildings and the new building. No alternative activities are proposed as the scope of works have considered as they would resulted in significant vegetation clearance.

# 5. Lodgement

## 5.1 Attachments

## 1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_A_Proposed_action_areas.pdf A map showing the proposed action area and impact areas.	14/01/2026	No	High
#2.	Document	Att_B_The_Proposed_Action.pdf Site plans of the North Canberra Hospital, showing the current site and the proposed Stage 1a, Stage 1b, and Stage 2.	14/01/2026	No	Medium
#3.	Document	Att_D_Bushfire_Fuel_Management_Plan.pdf Bushfire Fuel Management Plan	14/01/2026	No	High

## 1.2.5 Information about the staged development

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_B_The_Proposed_Action.pdf Site plans of the North Canberra Hospital, showing the current site and the proposed Stage 1a, Stage 1b, and Stage 2.	13/01/2026		Medium

## 1.2.6 Commonwealth or state legislation, planning frameworks or policy documents that are relevant to the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_C_Ecological_Impact_Assessment.pdf Ecological Impact Assessment	14/01/2026	Yes	High
#2.	Document	Att_C_Ecological_Impact_Assessment_REDACTED.pdf Ecological Impact Assessment. Figure 8 has been redacted due to the occurrence of pseices on the eferral guide's 'Sensitivity List'.	14/01/2026	No	High

## 1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_J_Consultation_Register.xlsx Register of consultation and engagement undertaken	14/01/2026	No	High

## 1.3.2.18 (Person proposing to take the action) If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_K_ACT_Planning_Strategy_2018.pdf ACT Planning Strategy 2018	14/01/2026	No	High

#2.	Document	Att_L_ACT_Climate_Change_Strategy_2019-2025.pdf ACT Climate Change Strategy 2019-2025	14/01/2026	No	High
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## 3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_C_Ecological_Impact_Assessment.pdf Ecological Impact Assessment	13/01/2026	Yes	High
#2.	Document	Att_C_Ecological_Impact_Assessment_REDACTED.pdf Ecological Impact Assessment. Figure 8 has been redacted due to the occurrence of pseices on the eferral guide's 'Sensitivity List'.	13/01/2026	No	High

## 3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_C_Ecological_Impact_Assessment.pdf Ecological Impact Assessment	13/01/2026	Yes	High
#2.	Document	Att_C_Ecological_Impact_Assessment_REDACTED.pdf Ecological Impact Assessment. Figure 8 has been redacted due to the occurrence of pseices on the eferral guide's 'Sensitivity List'.	13/01/2026	No	High
#3.	Document	Att_E_Tree_Assessment_Report.pdf Tree Assessment Report	14/01/2026	No	High

## 3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_C_Ecological_Impact_Assessment.pdf Ecological Impact Assessment	13/01/2026	Yes	High
#2.	Document	Att_C_Ecological_Impact_Assessment_REDACTED.pdf Ecological Impact Assessment. Figure 8 has been redacted due to the occurrence of pseices on the eferral guide's 'Sensitivity List'.	13/01/2026	No	High
#3.	Document	Att_E_Tree_Assessment_Report.pdf Tree Assessment Report	13/01/2026	No	High

## 3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document				

Att_I_Cultural_Heritage_Assessment.pdf	14/01/2026	Yes	High
Cultural Heritage Assessment			

## 3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_F_Geotechnical_Report.pdf Geotechnical Investigation Report	14/01/2026	No	High
#2.	Document	Att_G_Stormwater_Plan.pdf Stormwater Plan	14/01/2026	No	High
#3.	Document	Att_H_Services_Plan.pdf Services Plan	14/01/2026	No	High

## 4.1.4.2 (Threatened Species and Ecological Communities) Why your action has a direct and/or indirect impact on the identified protected matters

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_C_Ecological_Impact_Assessment.pdf Ecological Impact Assessment	13/01/2026	Yes	High
#2.	Document	Att_C_Ecological_Impact_Assessment_REDACTED.pdf Ecological Impact Assessment. Figure 8 has been redacted due to the occurrence of species on the referral guide's 'Sensitivity List'.	13/01/2026	No	High

## 4.1.4.6 (Threatened Species and Ecological Communities) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_C_Ecological_Impact_Assessment.pdf Ecological Impact Assessment	13/01/2026	Yes	High
#2.	Document	Att_C_Ecological_Impact_Assessment_REDACTED.pdf Ecological Impact Assessment. Figure 8 has been redacted due to the occurrence of species on the referral guide's 'Sensitivity List'.	13/01/2026	No	High

## 4.1.4.10 (Threatened Species and Ecological Communities) Avoidance or mitigation measures proposed for this action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_C_Ecological_Impact_Assessment.pdf Ecological Impact Assessment	13/01/2026	Yes	High
#2.	Document	Att_C_Ecological_Impact_Assessment_REDACTED.pdf Ecological Impact Assessment. Figure 8 has been redacted due to the occurrence of species on the referral guide's 'Sensitivity List'.	13/01/2026	No	High



## 5.2 Declarations

## ✔ Completed Referring party's declaration

The Referring party is the person preparing the information in this referral.

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ABN/ACN	50607364358
Organisation name	CAPITAL ECOLOGY PTY LTD
Organisation address	PO Box 854, Gungahlin, 2912, ACT
Representative's name	Robert Speirs
Representative's job title	Director / Principal Ecologist
Phone	0412474415
Email	rob@capitalecology.com.au
Address	PO Box 854, Gungahlin ACT 2912

Check this box to indicate you have read the referral form. \*

Check this box to confirm these are the correct identification details. \*

By checking this box, I, **Robert Speirs of CAPITAL ECOLOGY PTY LTD**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. \*

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

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## ✔ Completed Person proposing to take the action's declaration

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

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ABN/ACN	66676633401
Organisation name	INFRASTRUCTURE CANBERRA
Organisation address	GPO Box 158 Canberra ACT 2601 Australia
Representative's name	Hayley Bell

Representative's job title Executive Group Manager Health Education and Justice

Phone 0440101119

Email hayleyc.bell@act.gov.au

Address GPO Box 158 Canberra ACT 2601 Australia

Check this box to indicate you have read the referral form. \*

Check this box to confirm these are the correct identification details. \*

I, **Hayley Bell of INFRASTRUCTURE CANBERRA**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. \*

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

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### **Completed Proposed designated proponent's declaration**

The Proposed designated proponent is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

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Same as Person proposing to take the action information.

Check this box to indicate you have read the referral form. \*

Check this box to confirm these are the correct identification details. \*

I, **Hayley Bell of INFRASTRUCTURE CANBERRA**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. \*

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.