

Mr Peter Scott
Wee Hur (Buranda 2) Pty Ltd
8 Gillingham Street
Woolloongabba QLD 4102

peterscott@weehur.com.sg

22 June 2021

Dear Mr Scott

**Biodiversity Development Assessment Report Waiver Request
104-116 Regent Street, Redfern – Student Accommodation (SSD 12618001)**

I refer to your correspondence received on 28 March 2021 seeking to waive the requirement to submit a biodiversity development assessment report (BDAR) with the above State significant development application under section 7.9(2) of the Biodiversity Conservation Act 2016 (BC Act).

I have reviewed your request having regard to Sections 1.5 and 7.3 of the BC Act and Clause 1.4 of the Biodiversity Conservation Regulation 2017, and have determined that the proposed development (SSD 11429726), as described in your waiver request, is not likely to have any significant impacts on biodiversity values.

The delegated Environment Agency Head in the Environment, Energy and Science Group has also determined that the proposed development is not likely to have any significant impacts on biodiversity values in a letter dated 12 April 2021 and a copy of that letter is attached.

Therefore, a waiver under section 7.9(2) of the BC Act is granted for the proposed development and a BDAR is not required to accompany the SSD application.

If there are any amendments to the proposed development, this BDAR waiver determination will not be valid. You will need to either prepare a BDAR or lodge a new request to have the BDAR requirement waived.

Should you have any further enquiries, please contact Minoshi Weerasinghe, Key Sites Assessments, at the Department on (02) 9373 2887.

Yours sincerely,



Anthony Witherdin
Director
Key Sites Assessments

As delegate of the Secretary

Enclosed:

*Determination, delegated position within Environment, Energy and Science Group, DPIE
Determination, delegated position within Planning and Assessment, DPIE*

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

I, Anthony Witherdin, Director Key Sites Assessments, of the Department of Planning, Industry and Environment, under section 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that the proposed development is not likely to have any significant impact on biodiversity values and therefore a Biodiversity Development Assessment Report is not required.

Proposed development means demolition of the existing service station building, construction of an 18-storey mixed-use building comprising of retail and student accommodation, ancillary facilities, landscaping and public domain works as detailed in the BDAR waiver application dated 28 March 2021.

If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.

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.



Director
Key Sites Assessments
Department of Planning, Industry and Environment
(as delegate of the Secretary)

Date: 22 June 2021



Our ref: DOC21/252615
Senders ref: SSD 12618001

Minoshi Weerasinghe
Acting Senior Planning Officer
Key Sites Assessments
Planning and Assessment Group
Department of Planning, Industry and Environment
4 Parramatta Square,
12 Darcy Street
Parramatta NSW 2150

Dear Ms Weerasinghe,

Request for Biodiversity Development Assessment Report Waiver for Student Accommodation at 104 – 116 Regent Street, Redfern (SSD 12618001)

I refer to the request to waive the requirement for a biodiversity development assessment report (BDAR) to be submitted with the above State Significant Development Application for Student Accommodation at 104 – 116 Regent Street, Redfern.

I have reviewed the information provided by the applicant in the BDAR waiver application prepared by Green Tape Solutions Environmental Consulting (Ref PR 21051 Ver A) dated 28 March 2021 and determined 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.

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

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 the decision report prepared by EES. The decision report should not be provided to the applicant without EES approval.

Should you have any queries regarding this matter, please contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or bronwyn.smith@environment.nsw.gov.au

Yours sincerely

A handwritten signature in black ink that reads 'Trish Harrup'.

12/04/2021

Trish Harrup
Director Greater Sydney
Biodiversity and Conservation
Environment, Energy and Science

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

I, Trish Harrup, Director Greater Sydney, of the Department of Planning, Industry and Environment, under section 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that the proposed development is not likely to have any significant impact on biodiversity values and therefore a Biodiversity Development Assessment Report is not required.

Proposed development means the development as described in DOC21/ 252615 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.

Trish Harrup

12/04/2021

Trish Harrup
Director
Greater Sydney
Environment, Energy & Science Group

Date

SCHEDULE 1 – Description of the proposed development

The site is proposed to be redeveloped into an 18-storey apartment building which will be used for student accommodation.

The proposed works include:

- Demolition of an existing petrol station
- Construction of an 18-storey building comprising a total of 9,015m² gross floor area with a mix of land use activities including.
 - Ground level: 67m² of retail floorspace along the Regent Street frontage, 332m² of common space for the student accommodation along the Marian Street frontage and ancillary facilities to service both the retail and student housing components.
 - Upper levels: student accommodation providing a total of 408 beds, including a mix of single and twin occupancy studios and single rooms with ensuite bathrooms.
 - Basement level: bicycle parking, waste management facilities and on-site stormwater detention.

Figure 1 – Aerial Photograph



Source: Urbis
