



EG Funds Management Pty Ltd
Level 12, 179
Elizabeth Street
SYDNEY NSW 2000
c/- Alicia Desgrand
Associate Director
Mecone

IRD21/5567

adesgrand@mecone.com.au

20 December 2021

Dear Ms Desgrand

**Biodiversity Development Assessment Report Waiver Request
1 - 5 and 6 - 8 Woodburn Street and 175 – 177 Cleveland Street, Redfern (SD-32275057)**

I refer to your correspondence received on 22 November 2021 seeking to waive the requirement to prepare a biodiversity development assessment report (BDAR) to be submitted with the state significant development application under section 7.9(2) of the *Biodiversity Conservation Act 2016* (BC Act).

I have reviewed your request against Sections 1.5 and 7.3 of the BC Act and Clause 1.4 of the Biodiversity Conservation Regulation 2017, and have determined the proposed development (SSD 21356591), 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 2 July 2021. 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, a fresh request for a BDAR waiver may be required or a BDAR may need to be prepared.

Should you have any further enquiries, please contact Renah Givney, Key Sites Assessments, at the Department on (02) 8275 1824.

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

I, Louisa Clark Acting 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 DOC21/1081442 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



Louisa Clark
Acting Director
Greater Sydney
Environment, Energy & Science Group

15/12/2021

Date

SCHEDULE 1 – Description of the proposed development

Construction of a mixed-use boarding house ranging in height from five (5) to part seven (7) storeys, comprising:

- Approximately 6,655m² of GFA (FSR of 3.56:1) comprising 630m² of retail and 6,025m² of boarding house GFA;
- Approximately 233 boarding rooms for lodgers and a building manager;
- Ground floor commercial uses fronting Cleveland, Woodburn and Eveleigh streets;
- Communal areas and resident facilities including an open to the sky internal courtyard;
- Associated landscape works and provision of a through-site link; and
- Extension and augmentation of services and infrastructure as required.
- Demolition of existing structures.

