

James Cameron
Development Manager
Transport for NSW
680 George Street,
Sydney NSW 2000

9 August 2022

Dear Mr Cameron,

Subject: Request to waive requirement to prepare a Biodiversity Development Assessment Report

I refer to correspondence received from Ethos Urban on behalf of Transport for NSW on 12 July 2022 seeking to waive the requirement to prepare a biodiversity development assessment report (BDAR) associated with the State Significant Development application for 505 Wilson Street, Redfern - Chief Mechanical Engineer's Building.

The Department notes the proposal seeks approval to carry out internal alterations to the building including installation of services, repairs, painting, and refurbishment necessary to adaptively reuse the building for office premises.

Under section 7.9(2) of the Biodiversity Conservation Act 2016 (BC Act):

"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 the biodiversity values".

This letter is to confirm that the Secretary of the Department of Planning and Environment has determined that the proposed development as described above is not likely to have any significant impact on biodiversity values and that a BDAR is therefore not required to accompany any application for development consent for the proposed development.

I, as Delegate of the Secretary within the Planning and Assessment Division have determined that the proposed development is not likely to have any significant impacts on biodiversity values (see determination attached dated 9 August 2022). Evidence that the Delegate of the Secretary within Environment and Heritage Group has made the determination is also attached (dated 29 July 2022).

If there are any amendments to the proposed development, a fresh request for a BDAR waiver determination will be required or a BDAR may need to be prepared.

Should you have any further enquiries, please contact Russell Hand, Key Sites Assessments, at the Department on (02) 8275 1313.

Yours sincerely,



Annie Leung
Team Leader, Key Sites Assessments
Planning and Assessment Division
As delegate of the Secretary

Encl:

1. Determination, Department of Planning and Environment, Environment and Heritage Group
2. Determination, Department of Planning and Environment, Planning and Assessment Division

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

I, Louisa Clark, Acting Director Greater Sydney, of the Department of Planning 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 BDAR is not required.

Proposed development means the development as described in DOC22/609895 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 and Heritage Group

29/07/2022

Date

SCHEDULE 1 – Description of the proposed development

The SSD application will seek consent for the heritage conservation and adaptive reuse of the CME Building, including:

- Internal and external heritage conservation works to make the building suitable for adaptive reuse, including painting, repairs and refurbishment of the existing building (primarily internally) and installation of services to support future usage for offices or the like
- Building upgrades to ensure compliance with the Building Code of Australia, including accessibility and fire safety requirements;
- Removal of any hazardous building materials; and
- Minor landscaping works.

No significant additions (except those necessary to facilitate suitable access and fire egress) or substantive demolition of external heritage fabric is envisaged as part of the project. Internal changes may require removal or relocation of some internal walls and building fabric to create suitable spaces and compliant paths of travel.

The extent of the development footprint and Study Area as shown in the BDAR waiver Report is shown in Figure 1 below.



Figure 1: Site map showing identified development footprint (Construction Boundary) and Study Area