

Department of Planning and Environment

Our ref: DOC23/518724

Your ref: SSD-59006709

Megan Fu
Principal Planner
Planning Group
Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Subject: Request for Biodiversity Development Assessment Report Waiver for New multi-purpose health facility and mental health hospital (SSD 59006709)

Dear Megan,

I refer to the request to waive the requirement for a biodiversity development assessment report (BDAR) to be submitted with the New multi-purpose health facility and mental health hospital State Significant Development Application (SSD-59006709) at 28-32 Bourke Road, Alexandria.

EHG has reviewed the information in the BDAR waiver application prepared by Urbis on behalf of the applicant Alexandria Property Development Pty Ltd, dated 15 May 2023. The application determined that the proposed development is not likely to have any significant impact on biodiversity values. EHG is satisfied with the findings of the report and as such the application does not need to be accompanied by a BDAR. The determination is attached for you to provide to the applicant.

Also attached for your information is the decision report prepared by EHG. The decision report should not be provided to the applicant without EHG approval.

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.

Should you have any queries regarding this matter, please contact Angela Taylor, Senior Conservation Planning officer via angela.taylor@environmentnsw.gov.au or 9585 6146.

Yours sincerely



Louisa Clark
Director
Greater Sydney Branch
Biodiversity and Conservation

Encl 1. DPE EHG Determination
2. DPE EHG Decision Report

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

I, Louisa Clark, Director Greater Sydney, of the Department of Planning and Environment, under section 7.9(2) of the *Biodiversity Conservation Act 2016*, consider that it 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 DOC23/518724 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



20/06/2023

Louisa Clark
Director
Greater Sydney
Environment and Heritage Group

Date

SCHEDULE 1 – Description of the proposed development

The State Significant Development Application (SSDA) seeks approval for a new multi-purpose health facility and mental health hospital (as detailed in the Scoping Letter dated 24 May 2023).

The subject site and surrounds are shown at Figures 1 and 2 with the site boundary being outlined in red.



Figure 1: The subject site and surrounds

Figure 2 Site Photograph



Source: Urbis

Our ref: Alexandria Health Centre – Detailed Design (SSD-59006709)

Alexandria Property Development Pty Ltd
c/o Mr Vijay Prabhu
Associate Director
Urbis
Level 8, 123 Pitt Street
Sydney NSW 2000

18 July 2023

Subject: Alexandria Health Centre – Detailed Design (SSD-59006709) – Request to waive the need for a Biodiversity Development Assessment Report under the *Biodiversity Conservation Act 2016*

Dear Mr Prabhu

I refer to the request from Urbis, on behalf of Alexandria Property Development Pty Ltd (the Applicant), dated 15 May 2023, seeking to waive the need for a Biodiversity Development Assessment Report (BDAR) to be submitted as part of the above referenced State significant development (SSD) application.

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

“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 biodiversity values.”

The authority of the “*Planning Agency Head*” to determine whether a proposed development is “*not likely to have any significant impact on biodiversity values*” has been delegated to Team Leaders within the Development Assessment Division on 7 March 2022.

I have reviewed the application of the test of significance under sections 1.5 and 7.3 of the BCA and clause 1.4 of the Biodiversity Conservation Regulation 2017, and determine that the development (as described in the letter prepared by Urbis dated 15 May 2023) is not likely to have any significant impact on biodiversity values. The application, therefore, does not need to be accompanied by a BDAR. Accordingly, a waiver under section 7.9 is granted for the proposed development (being Alexandria Health Centre – Detailed Design (SSD-59006709)).

The delegated “*Environment Agency Head*” in the Biodiversity and Conservation Division of the Department of Planning and Environment’s Environment and Heritage Group has also granted a waiver in a letter and a copy of that letter is attached.

Department of Planning and Environment



This waiver is issued in respect of the proposed development detailed in the Secretary's Environmental Assessment Requirements dated 8 June 2023. Amendments to the development may require a further waiver to be sought and issued.

If you have any enquiries, please contact Megan Fu on 9274 6531 or via email to megan.fu@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "David Gibson".

David Gibson
Team Leader
Social Infrastructure

as delegate for the Planning Secretary