

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

I, Louisa Clark, Director Greater Sydney, of the Department of Climate Change, Energy, the Environment and Water, under section 7.9(2) of the *Biodiversity Conservation Act 2016*, consider that the proposed Crows Nest mixed-use Over Station Development Site A - Amending Concept SSDA (SSD-75662958) for a mixed-use development, with primarily residential and affordable housing uses (Towers 1 and 2 - Build to rent towers) and Tower 3 (affordable housing tower) located at 32 Hume Street, Crows Nest is not likely to have any significant impact on biodiversity values. Therefore, a Biodiversity Development Assessment Report is not required.

Proposed development means the development as described in DOC24/926749 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



22/11/2024

Louisa Clark
Director
Greater Sydney
Regional Delivery Biodiversity, Conservation and Science Group

Date

SCHEDULE 1 – Description of the proposed development

The State Significant Development Application (SSDA) proposes the Crows Nest mixed-use Over Station Development Site A - Amending Concept SSDA (SSD-75662958) for a mixed-use development, with primarily residential and affordable housing uses (Towers 1 and 2 - Build to rent towers) and Tower 3 (affordable housing tower), as detailed in the BDAR waiver request, prepared by, Gyde Consulting Pty Ltd (Gyde) dated 23 October 2024 and amended 12 November 2024.

Refer to:

Refer to:

- Figure 1 Location Plan
- Figure 2 Existing Site Plan
- Figure 3 Proposed Site Plan

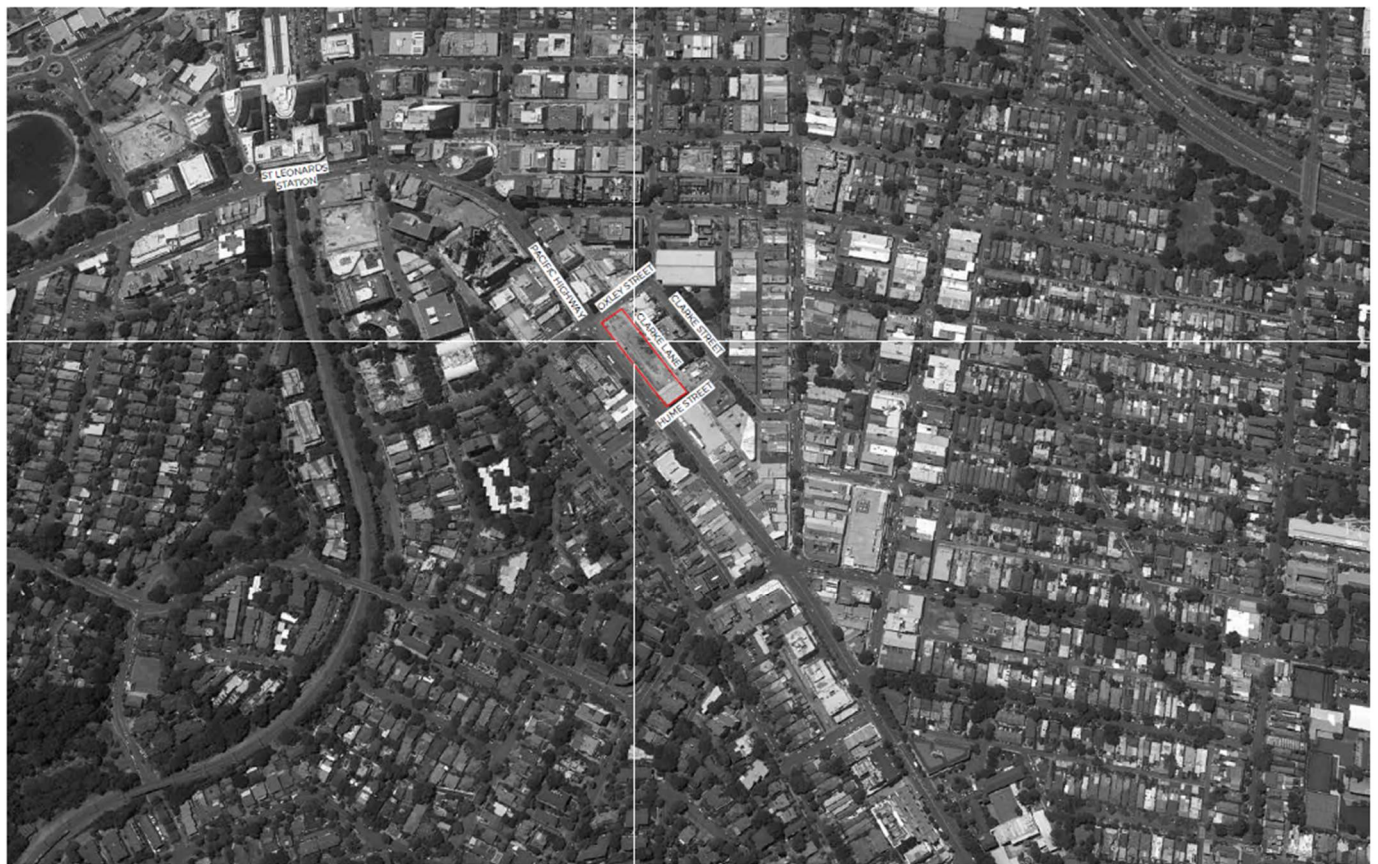
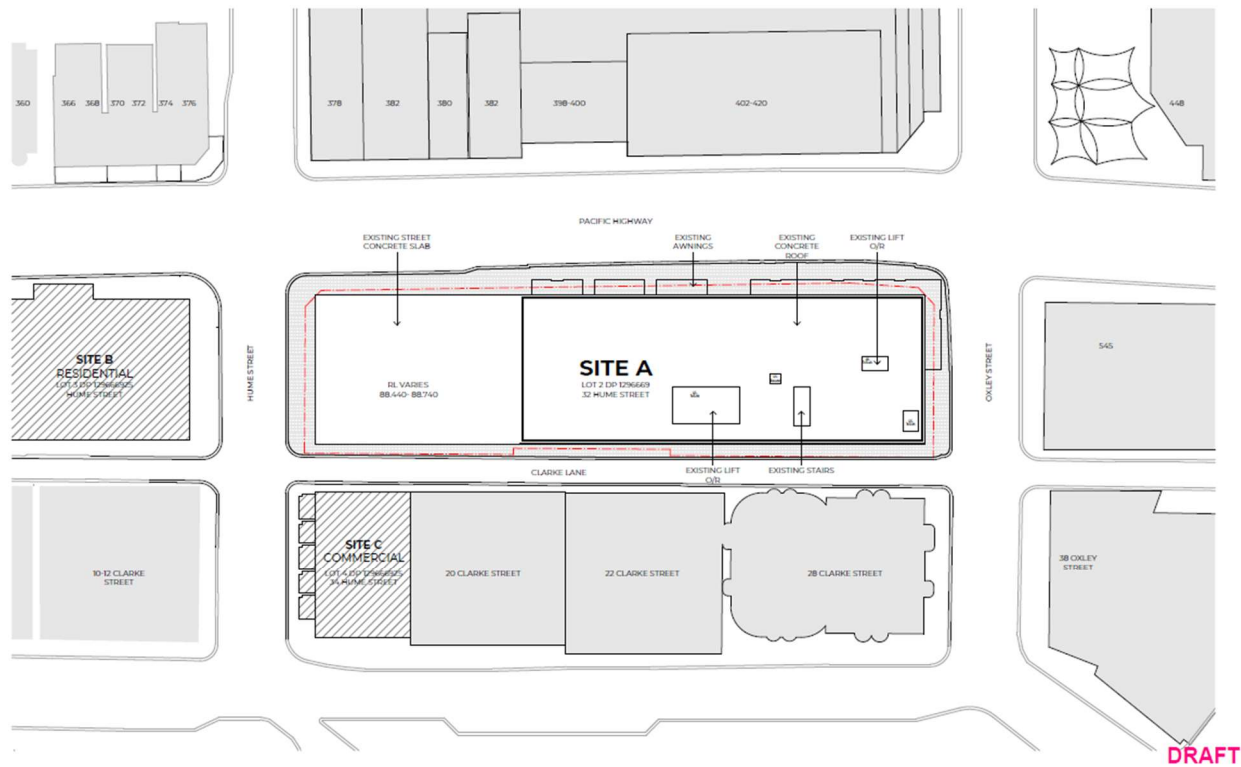


Figure 1 Location Plan

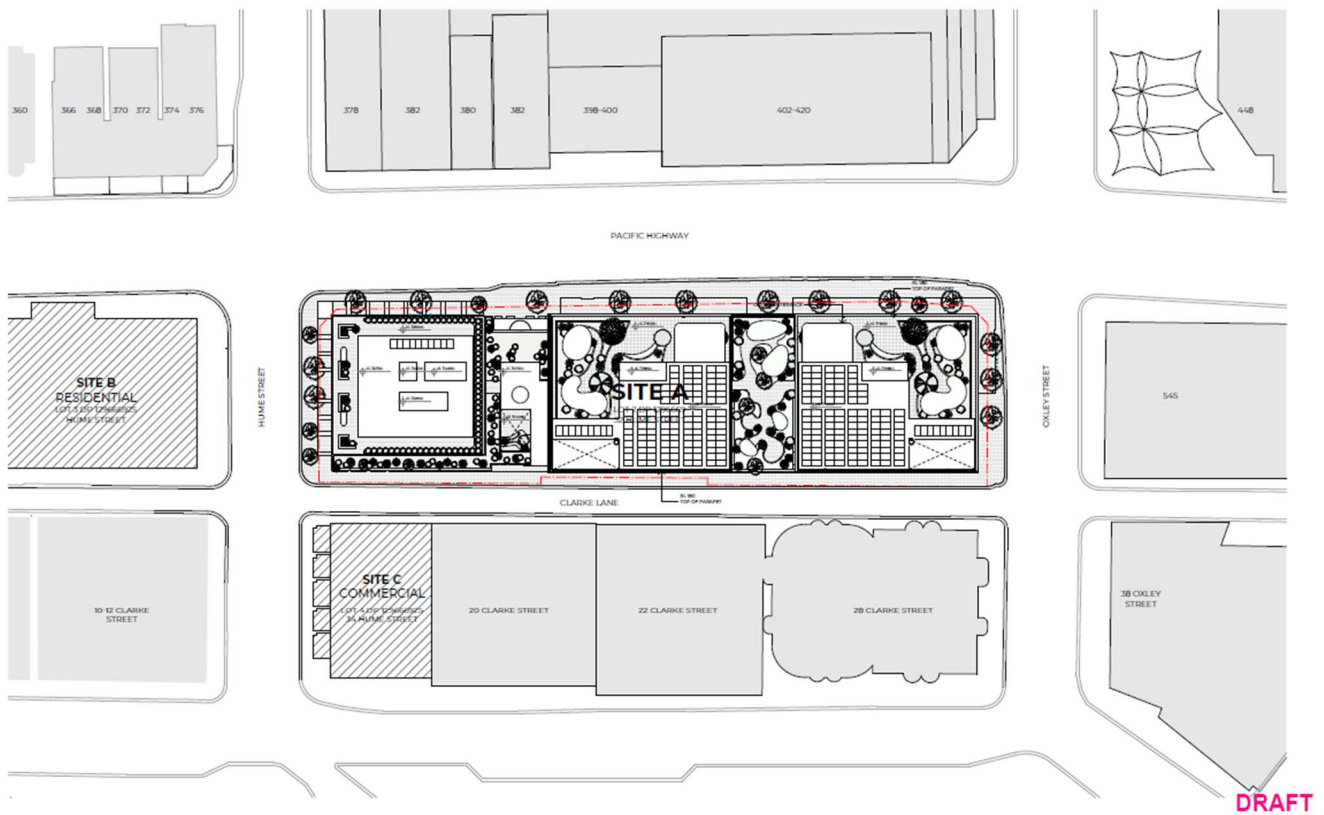


W-B Client
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Project Crow's Nest - Site A Sheet title EXISTING SITE PLAN

Project no. 129666 Scale 1:300 Sheet size A1 © Woods Bagot
Sheet no. DA-SK-1003 Revision E Date 30.09.2024

Figure 2 Existing Site Plan



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Project Crow's Nest - Site A Sheet title PROPOSED SITE PLAN

Project no. 129666 Scale 1:300 Sheet size A1 © Woods Bagot
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Figure 3 Proposed Site Plan