

Our ref: Concept and Stage 1 - Newington College (SSD-78268465)

Ms Erin Dethridge
URBIS
Angel Place Level 8 123 Pitt Street
Sydney NSW 2000

20 April 2026

Subject: Concept and Stage 1 - Newington College (SSD-78268465)– Request to waive the need for a Biodiversity Development Assessment Report under the *Biodiversity Conservation Act 2016*

Dear Ms Dethridge

I refer to the request from URBIS, on behalf of Council of Newington College (the Applicant), dated 13 March 2026, 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 and Sustainability 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 BDAR waiver request by Anne Clements & Associates Pty Limited dated 13 March 2026) 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 Concept and Stage 1 - Newington College (SSD-78268465)).

The delegated “*Environment Agency Head*” in the Biodiversity, Conservation and Science Group of the Department of Climate Change, Energy, the Environment and Water has also granted a waiver in a letter and a copy of that letter is attached.

Department of Planning, Housing and Infrastructure



This waiver is issued in respect of the proposed development detailed in the Secretary's Environmental Assessment Requirements dated 03 February 2025. Amendments to the development may require a further waiver to be sought and issued.

If you have any enquiries, please contact Camille Kunder on 02 4946 4126 or via email to camille.kunder@dpie.nsw.gov.au.

Yours sincerely

Madeline Thomas
Team Leader
Social Infrastructure Assessments

as delegate for the Planning Secretary



Your ref: SSD-78268465
Our ref: DOC26/178137

Camille Kunder
Planning Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

By email: camille.kunder@dpie.nsw.gov.au

Dear Camille

Subject: Request to waive requirement for BDAR under s.7.9 of the Biodiversity Conservation Act 2016 – Concept and Stage 1 - Redevelopment of Newington College (SSD-78268465)

I refer to the request from Council of Newington College to waive the requirement for a biodiversity development assessment report (BDAR) to be submitted with the state significant development application for Concept and Stage 1 - Redevelopment of Newington College.

The information provided by the applicant has been reviewed, and it has been determined, based on the information provided in the BDAR waiver application dated 13 March 2026, 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.

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 a decision report prepared by the Conservation Programs, Heritage and Regulation Group (CPHR). The decision report should not be provided to the applicant without CPHR approval.

If you have any further questions about this issue, please contact our Central Metropolitan Planning Team at rog.gsrplanning@environment.nsw.gov.au.

Yours Sincerely

14/04/2026

Susan Harrison
**Senior Team Leader, Central Metropolitan
Conservation Planning and Assessment
Conservation Programs, Heritage and Regulation Group**

encl 1. DCCEEW, CPHR determination
2. DCCEEW, CPHR recommendation report

Attachment 1 – Determination under clause 7.9(2) of the *Biodiversity Conservation Act 2016*

I, Susan Harrison, Senior Team Leader, of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), under clause 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 (BDAR) is not required.

Proposed development means State significant development located on the campus of Newington College (Lot 8 in DP710369) and the approximately 0.3 ha Concordia building across Stanmore Road (Lot A in DP109269, Lot 1 in DP49, Lot B in DP330028, and Lot 1 in DP526319) (SSD-78268465) as described in Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further request to waive the requirement for a BDAR must be lodged or a BDAR prepared.

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.

S. Harrison

14 April 2026

Susan Harrison

Senior Team Leader Planning, Central Metropolitan

Conservation Programs, Heritage & Regulation Group

Department of Climate Change, Energy, the Environment and Water

Schedule 1 – Description of the proposed development

The State Significant Development Application (SSDA) SSD-78268465- Concept and Stage 1 – Redevelopment of Newington College as detailed in the BDAR waiver request prepared by Anne Clements & Associates dated 13 March 2026.

Refer to:

- Figure 1 Location Map
- Figure 2 Site Map
- Figure 3 Proposed Development

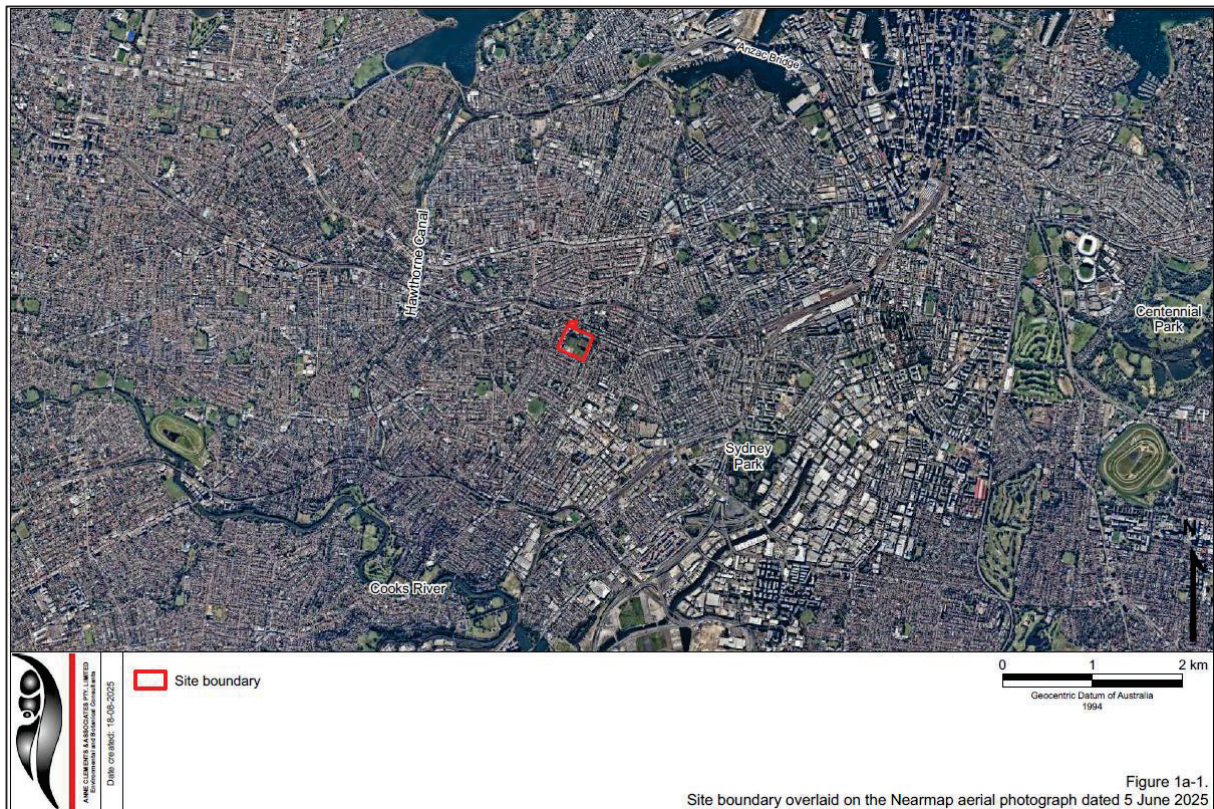


Figure 1 Location Map



Figure 2 Site Map

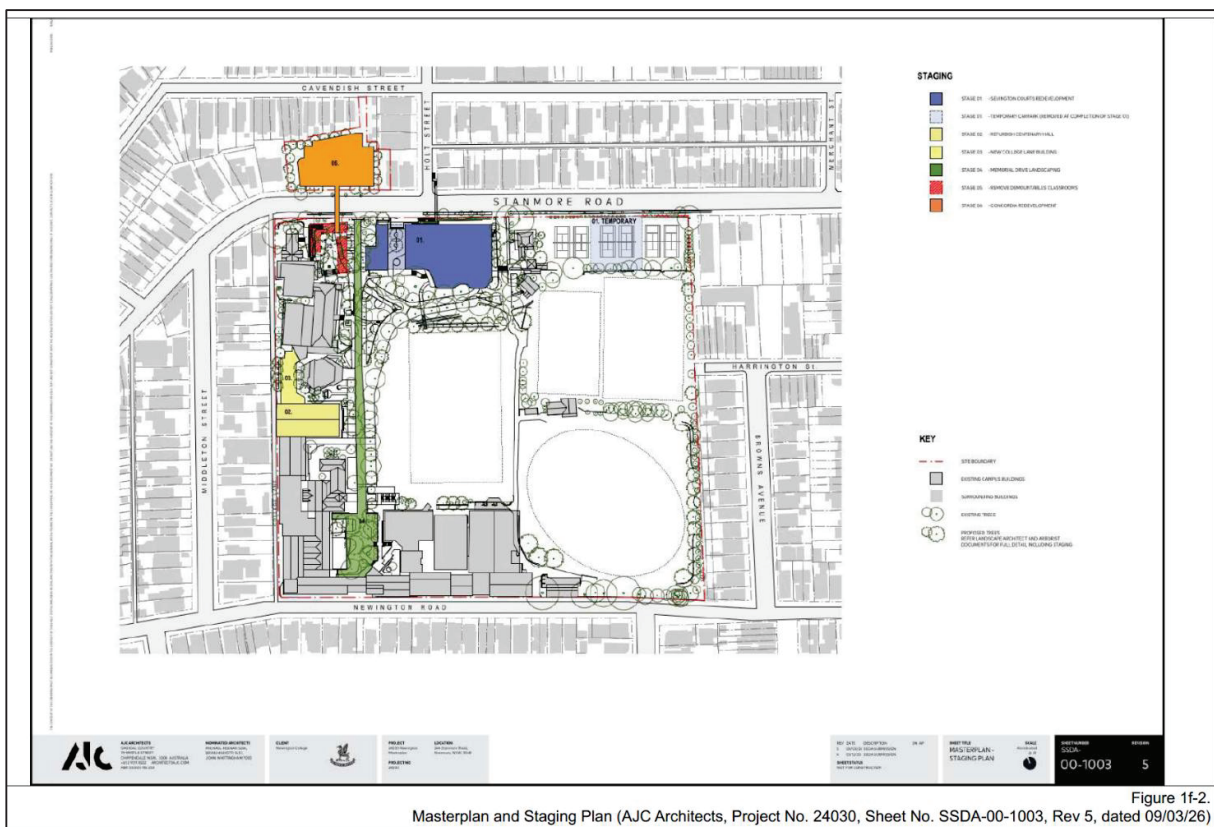


Figure 3 Proposed Development