

Elijah El Khoury
Holdmark Property Group Pty Ltd
43A The Corso
Manly NSW 2095

Our ref: SSD-79017211
Your ref:
File: EF25/468

22 August 2025

Subject: Transport Oriented Development – Key Site 6, Macquarie Park (SSD-79017211) – Request to waive requirement to prepare a Biodiversity Development Assessment Report

Dear Mr El Khoury

I refer to your request to waive the requirement for a Biodiversity Development Assessment Report (BDAR) to be submitted as part of the above referenced State significant development (SSD) application.

Description of proposed

Demolition of existing structures and construction of two mixed-use towers containing residential, commercial, and public domain uses at Key Site 6, Macquarie Park (2-4 Giffnock Avenue).

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.”

This letter is to confirm that the Secretary of the Department of Planning, Housing and Infrastructure 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 or infrastructure approval for the proposed development.

I, as Delegate of the Planning Secretary within the Development Assessment and Sustainability division, have determined that the proposed development is not likely to have any significant impacts on biodiversity values. Evidence that the Delegate of the Secretary within the NSW Department of Climate Change, Energy, the Environment and Water (Director in the Conservation Programs, Heritage and Regulation Group) has made the determination is attached (dated 19 August 2025).

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 Max Duncan on (02) 9585 6418 or via email at Max.Duncan@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "BDevine".

Brent Devine
Team Leader
Key Sites and TOD Assessments

As delegate of the Planning Secretary

Encl: CPHR of NSW DCCEEW determination

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 SSD-79017211 for Transport Oriented Development – Key Site 6, 2-4 Giffnock Avenue, Macquarie Park 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 DOC25/632499 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



19/08/2025

Louisa Clark
Director
Greater Sydney
Regional Delivery Conservation Programs, Heritage, and Regulation Group

Date

SCHEDULE 1 – Description of the proposed development

The State Significant Development Application (SSDA) SSD-79017211 proposes a Transport Oriented Development – Key Site 6, as detailed in the BDAR waiver request, prepared by Eco Logical Australia Pty, dated 22 July 2025.

Refer to:

- Figure 1 Location Map
- Figure 2 Site map
- Figure 3 Validated vegetation with fauna habitat, microbat survey locations (ELA 2025) and hatching indicating dedicated land for City of Ryde Council (AJC 2024)
- Figure 4 Proposed plan
- Figure 5 Proposed floor plan – Giffnock Ave, Macquarie Park Mixed Use Development



Figure 1 Location Map

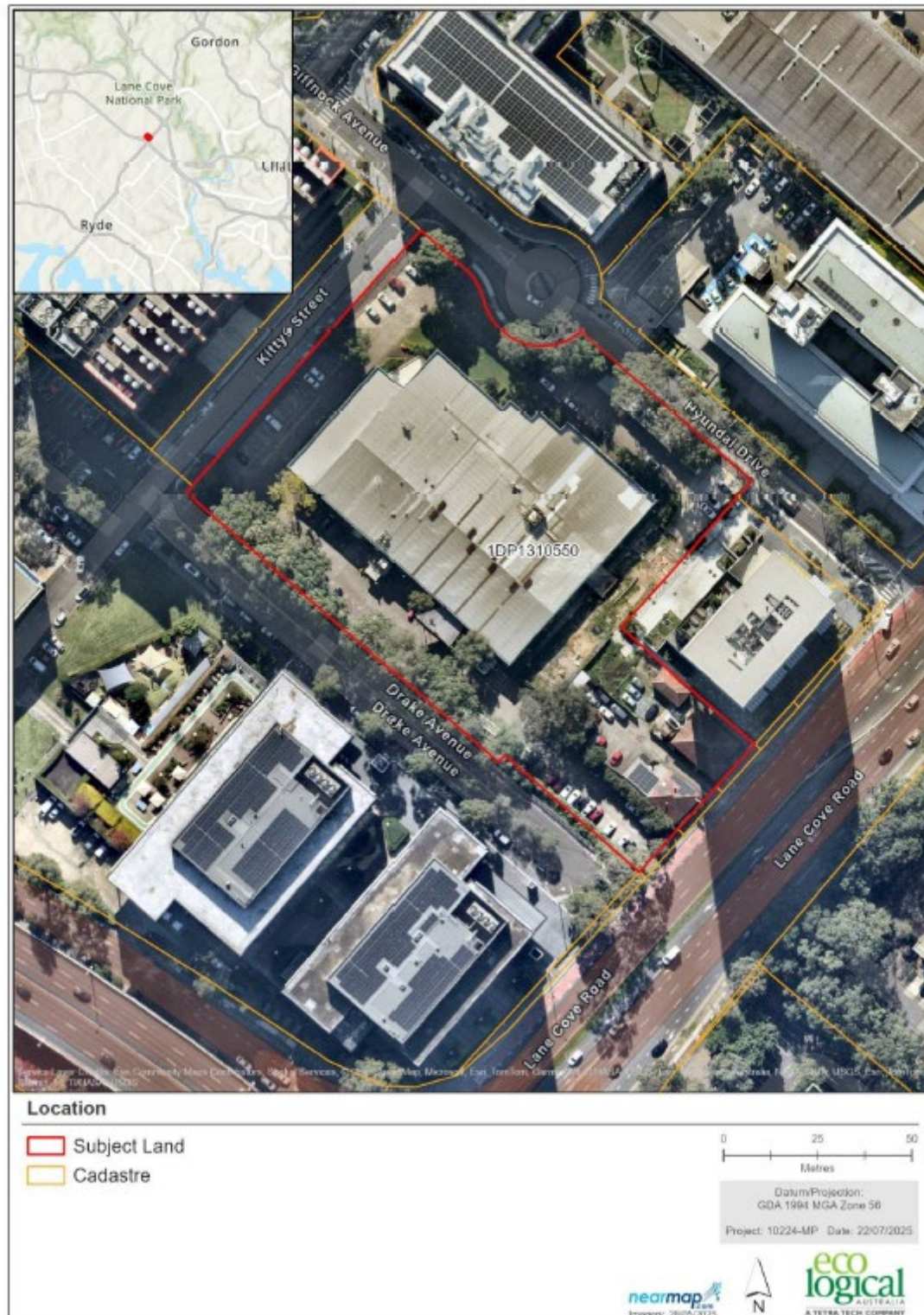


Figure 2 Site map

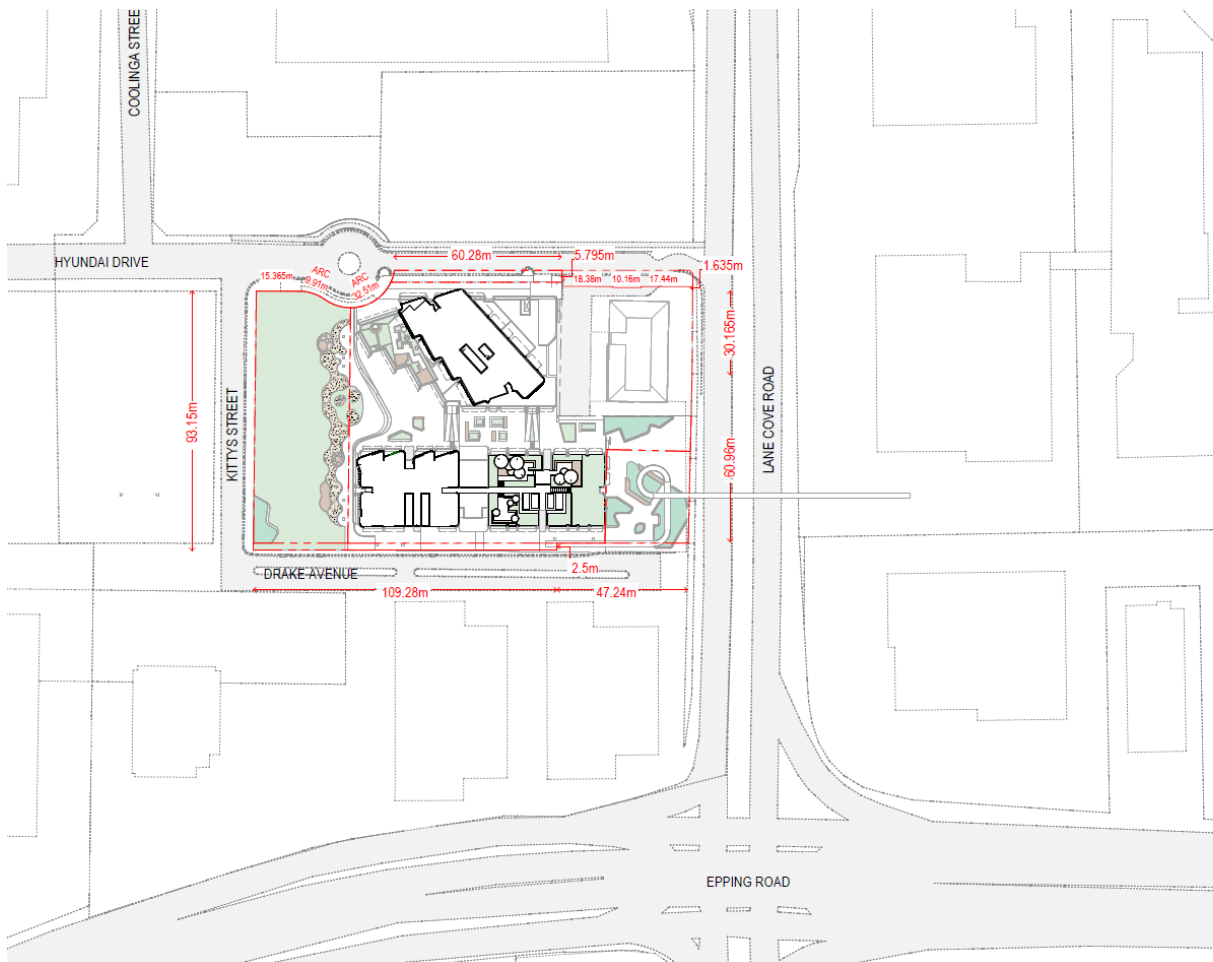


Figure 4 Proposed Site plan

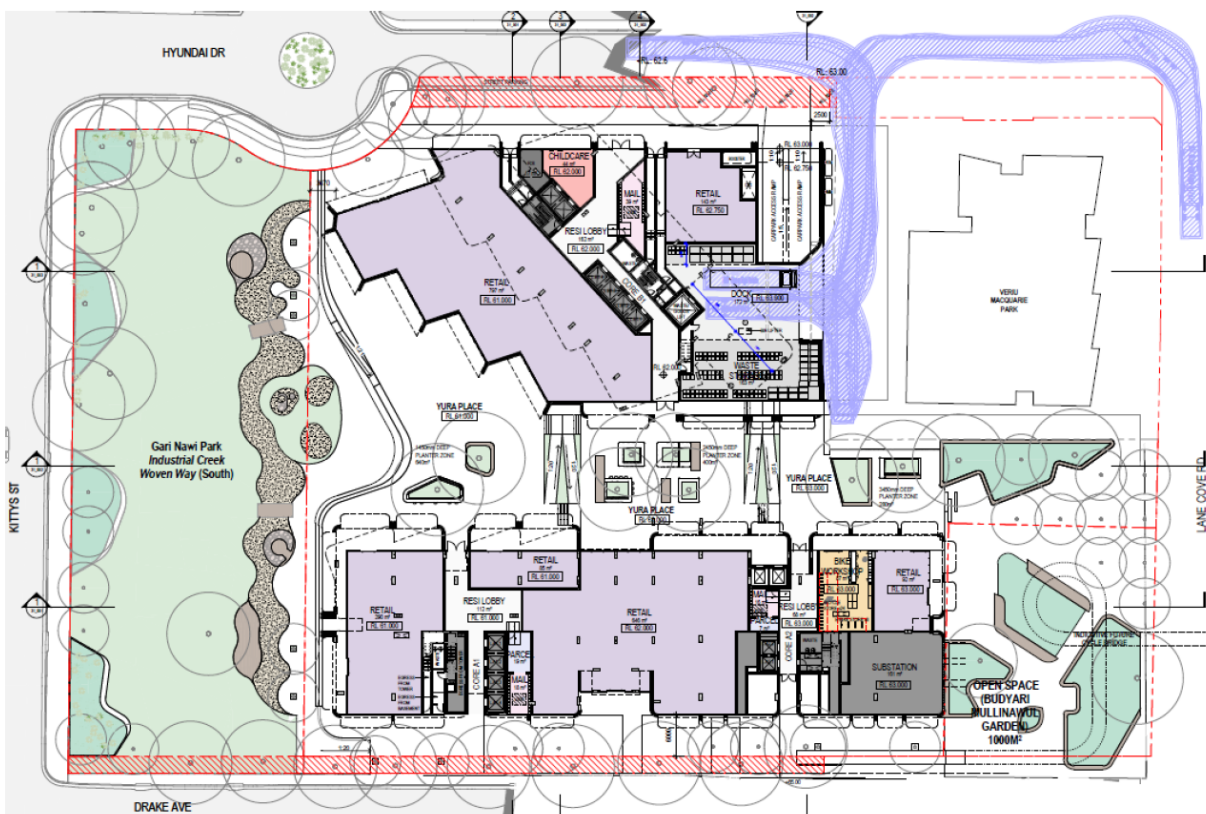


Figure 5 Proposed floor plan – Giffnock Ave, Macquarie Park Mixed Use Development