

WATERLOO METRO QUARTER OVER STATION DEVELOPMENT

**Environmental Impact Statement
Appendix EE – Biodiversity Development
Assessment Report Waiver**

SSD-79307746 Central Precinct

Detailed State Significant Development
Development Application

Prepared for **WL Developer Pty Ltd**

15 September 2025

WL Developer Pty Ltd
C/- Ms. Anna Wang, Urbis
Angel Place, Level 8, 123 Pitt Street
SYDNEY NSW 2000

Our ref: SSD-79307746

15 September 2025

Subject: Waterloo Metro Quarter – Central Precinct SSD (SSD-79307746) – Request to waive requirement to prepare a Biodiversity Development Assessment Report

Dear Ms. Wang,

I refer to your correspondence, dated 19 August 2025, regarding the 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 development

- Waterloo Metro Quarter – Central Precinct SSD, as detailed in the BDAR waiver request prepared by WSP dated 18 August 2025.

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, Greater Sydney Branch, Regional Delivery Conservation Programs, Heritage, and Regulation Group) has made the determination is attached (dated 11 September 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 Russell Hand on 8275 1313 or via email at russell.hand@planning.nsw.gov.au

Yours sincerely,



Annie Leung

Team Leader, Key Sites and TOD Assessments

As delegate of the Planning Secretary

Encl: CPHR of NSW DCCEEW determination



Your ref: SSD-79307746
Our ref: DOC25/719414

Russell Hand
Principal Planning Officer
Key Sites and TOD Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

11 September 2025

Subject: BDAR waiver request – Waterloo Metro Quarter OSD - Central Precinct at 150 Cope Street, Waterloo (SSD-79307746)

Dear Russell,

I refer to the 21 August 2025 request to waive the requirement for a biodiversity development assessment report (BDAR) to be submitted with the above State significant development application.

I have reviewed the information provided by the applicant in the BDAR waiver application prepared by WSP dated 18 August 2025, and determine 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.

The Determination is attached for you to provide to the applicant.

Please note 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 the decision report prepared by the Conservation Programs, Heritage, and Regulation (CPHR) Group. The decision report should only be provided to the applicant with the prior approval of CPHR.

Should you have any queries regarding this matter, please contact the Greater Sydney Planning team at rog.gsrplanning@environment.nsw.gov.au.

Yours sincerely

Louisa Clark
Director
Greater Sydney Branch
Conservation Programs, Heritage, and Regulation

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

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-79307746 for Waterloo Metro Quarter - Central Precinct, 150 Cope Street, Waterloo 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 DOC25/719414 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



11/09/2025

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-79307746 proposes the development of Waterloo Metro Quarter - Central Precinct at 150 Cope Street Waterloo, as detailed in the BDAR waiver request, prepared by WSP, dated 18 August 2025.

Refer to:

- Figure 1 Location Map
- Figure 2 Site Plan
- Figure 3 Proposed building envelopes



Figure 1 Location Map - (subject site shown in red)

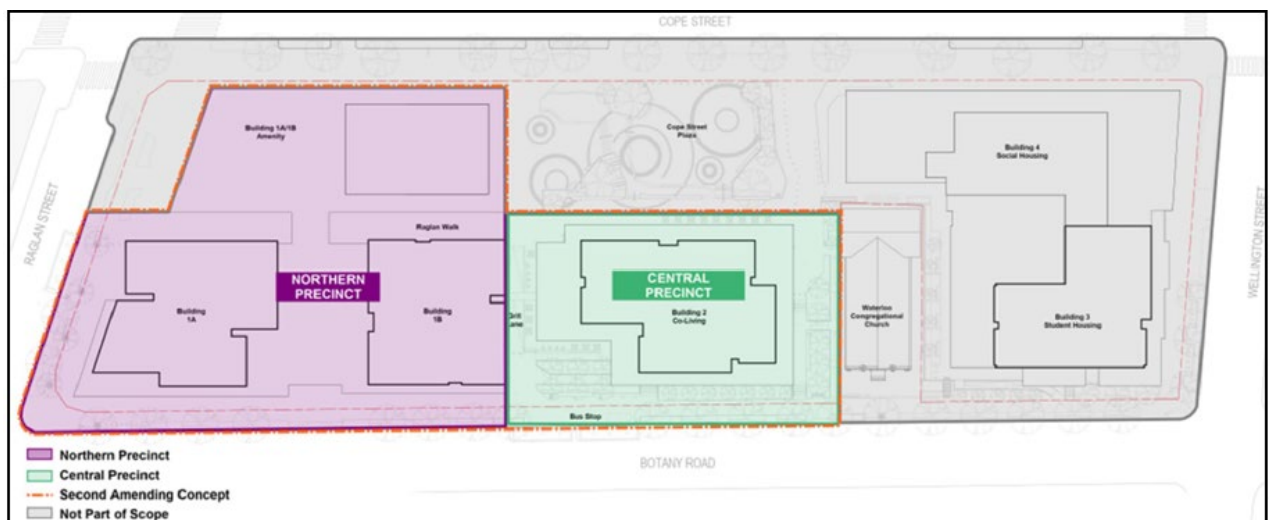


Figure 2 Site Plan – location shown in green

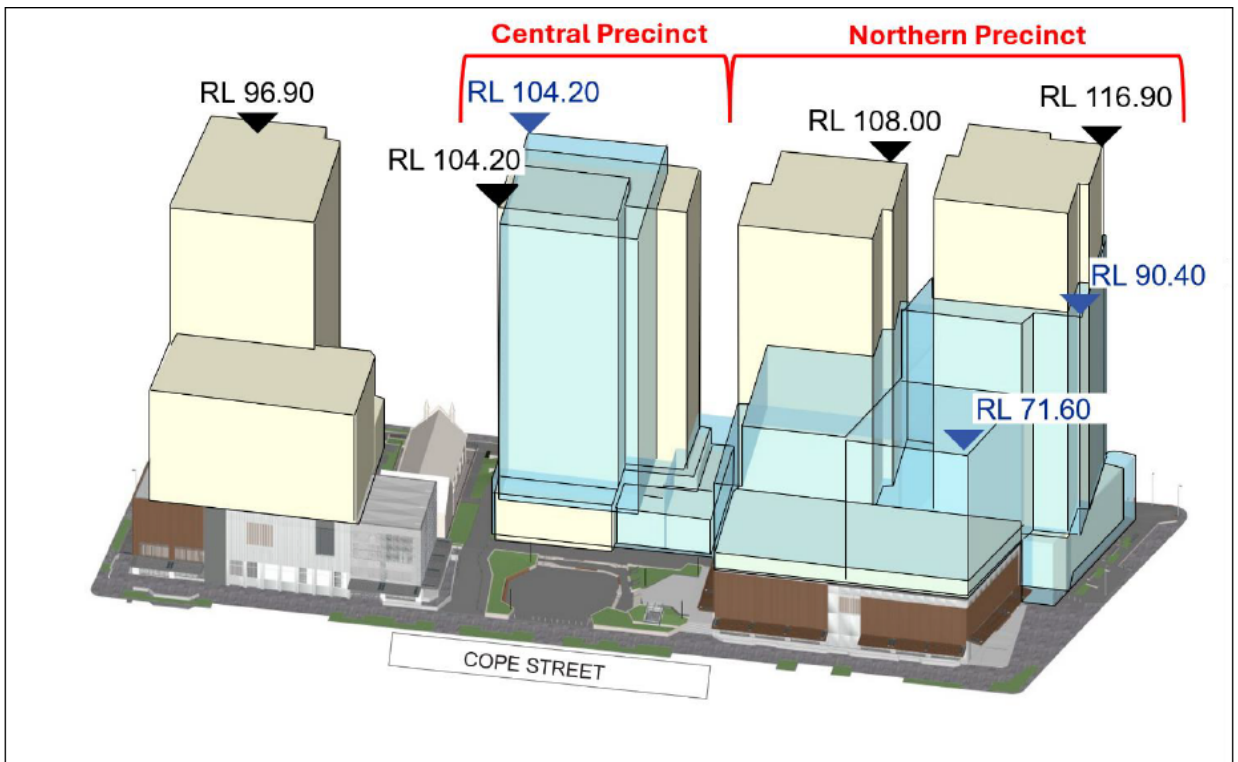


Figure 3 Proposed building envelopes (cream) with changes from currently approved envelopes (blue) in Central and Northern Precincts shown