

Sydney Anglican Property Trust
Attn: Priscilla Tran
Level 2, 464 Kent Street
Sydney NSW 2000

Our ref: SSD-79709963
Your ref: AE25-2783-
BDARW-ISS-1-10FEB25

5 March 2025

Subject: 459-461 Chapel Road, Bankstown (SSD-79709963) – Request to waive requirement to prepare a Biodiversity Development Assessment Report

Dear Ms Tran

I refer to your correspondence dated 11 February 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

The redevelopment of St Paul's Anglican Church site to provide a mixed-used building comprising affordable housing, together with a place of public worship, community facilities, a child-care centre and commercial uses.

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 Infrastructure 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 3 March 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.

Department of Planning, Housing and Infrastructure



Should you have any further enquiries, please contact Adam Flynn on 02 9228 6353 or via email to adam.flynn@dpie.nsw.gov.au.

Yours sincerely,

B Devine

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-79709963 – St Paul's Anglican Church Bankstown 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 DOC25/126475 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



3/03/2025

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-79709963 proposes for the redevelopment of St Paul's Anglican Church to provide a mixed-used building comprising affordable housing, together with a place of public worship, community facilities, a child-care centre and commercial uses, as detailed in the request for Industry Specific Secretary's Environmental Assessment Requirements (SEARs), prepared by Beam Planning dated 28 January 2025, and BDAR waiver request, prepared by Abel Ecology, dated 11 February 2025.

Refer to:

- Figure 1 Aerial map of site
- Figure 2 Basement Plan
- Figure 3 Map of assessed vegetation and affect area



Figure 1 Aerial map of site



Figure 3 Map of assessed vegetation and affect area