

WILLIAM STREET NOMINEE PTY LTD
c/o Ms Sophy Purton
Level 8, 123 Pitt Street
Sydney NSW 2000

2 September 2025

Subject: Mixed-use development including in-fill affordable housing at 164 - 194 William Street, Woolloomooloo (SSD-80211463) – Request to waive requirement to prepare a Biodiversity Development Assessment Report

Dear Ms Purton,

I refer to your correspondence from 10 July 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 proposal comprises the construction of a mixed-use development with in-fill affordable housing as detailed in the BDAR waiver application dated 10 July 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 Director Greater Sydney as delegate of the Secretary within the NSW Department of Climate Change,

Energy, the Environment and Water has made the determination is attached (dated 6 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 Michelle Niles on 9274 6272 or via email to michelle.niles@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Keith Ng".

Keith Ng
Team Leader, Affordable Housing 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-80211463 for site preparation works, earthworks and construction of a mixed use development and associated works at 164 - 194 William Street, Woolloomooloo 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 DOC25/589595 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



6/08/2025

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

SCHEDULE 1 – Description of the proposed development

The State Significant Development Application (SSDA) SSD-80211463 proposes site preparation works, earthworks and construction of a mixed-use development and associated works, at 164 - 194 William Street, Woolloomooloo, as detailed in the BDAR waiver request, prepared by Eco Logical Australia Pty Ltd (ELA) (dated 10 July 2025).

Refer to:

- Figure 1 Location Map
- Figure 2 Site map
- Figure 3 Proposed Plan

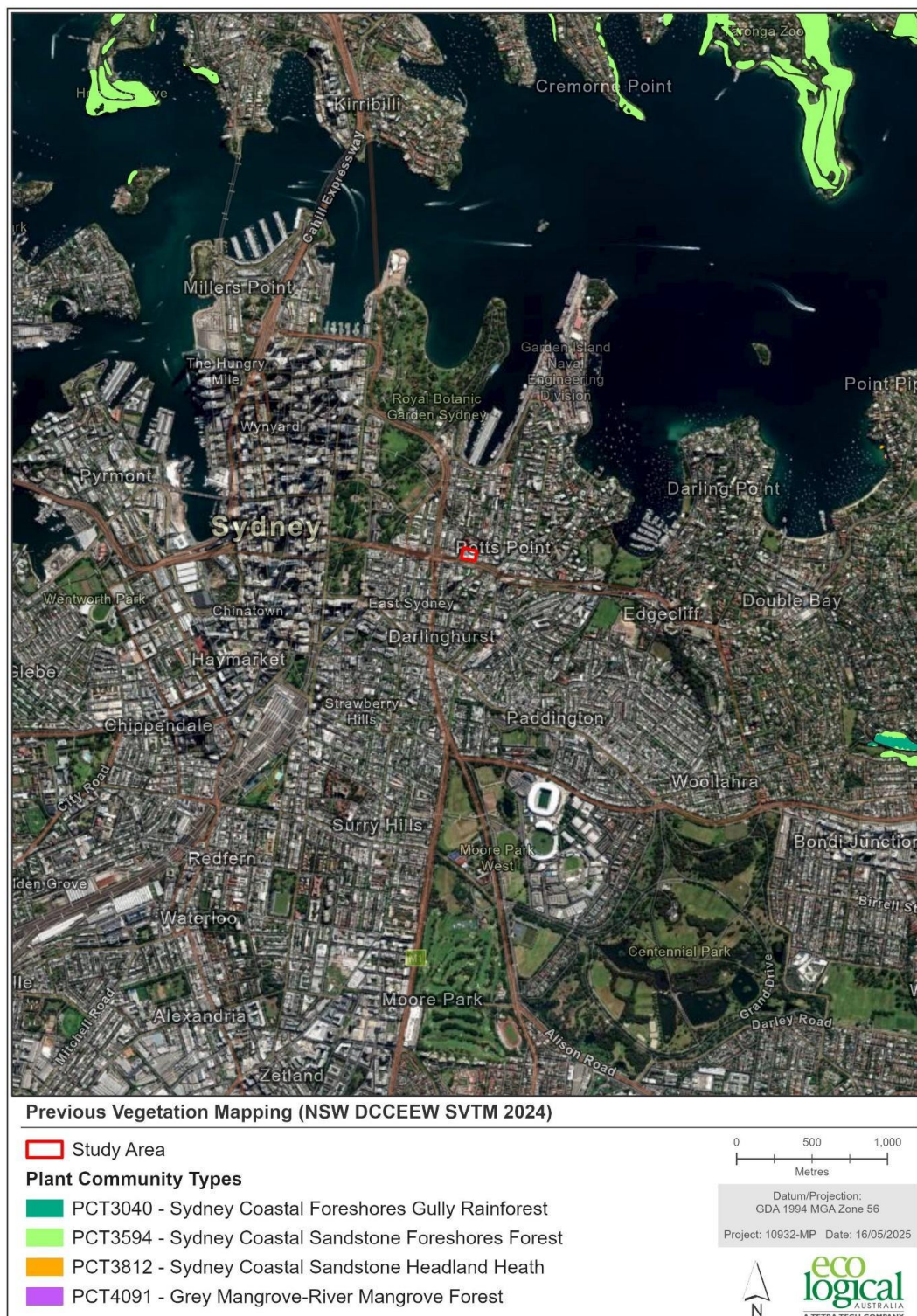


Figure 1 Location Map

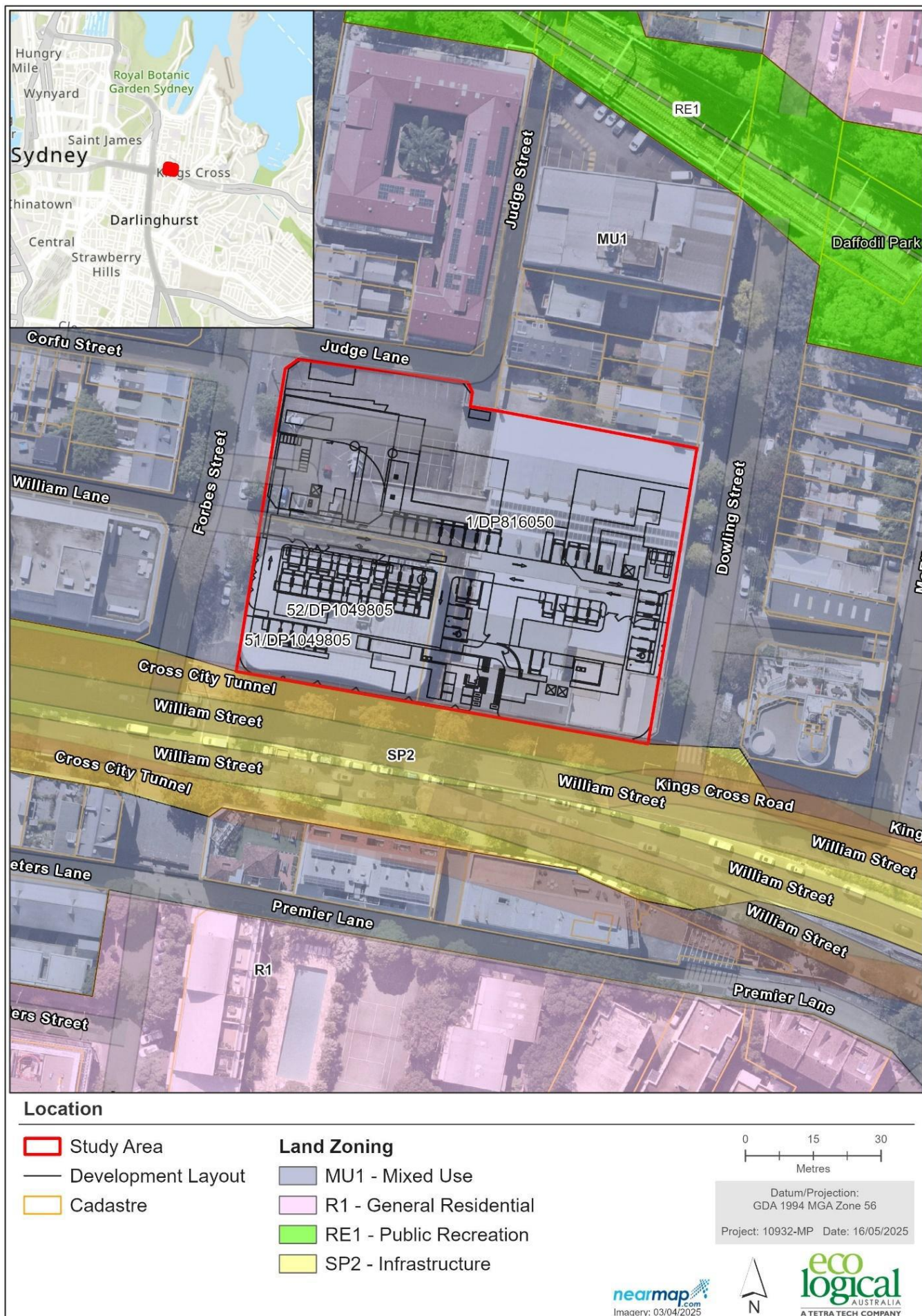


Figure 2 Site map



Figure 3 Proposed plan