

Our ref: Walker Street, North Sydney – 153-157 Walker Street, North Sydney (SSD-82599709)

FREECITY NORTH SYDNEY DEVELOPMENT PTY LTD

Level 8, 123 Pitt Street

Sydney NSW 2000

11 June 2025

Subject: Request to waive the requirement for a biodiversity development assessment report (BDAR) under the Biodiversity Conservation Act 2016 (BCA) for the proposed demolition and construction of a 51 storey mixed use building containing ancillary retail premises, hotel and 300 residential apartments at 153-157 Walker Street, North Sydney (SSD-82599709)

Dear Mr Romano,

I refer to the correspondence from Eco Logical Australia Pty Ltd (ELA) dated 9 May 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.

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 has made the determination is attached (dated 29 May 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.

If you have any enquiries, please contact Nicholas Beck on (02) 9995 5190 via email at nicholas.beck@dpie.nsw.gov.au.

Yours sincerely,



Silvio Falato

Team Leader, Housing Delivery Assessments

As delegate for 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-82599709– Walker Street, North Sydney for the Demolition and construction of a 51 storey mixed use building containing ancillary retail premises, hotel and 300 residential apartments at 153-157 Walker Street, North Sydney 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 DOC25/396577 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



29/05/2025

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-82599709– Walker Street, North Sydney at 153-157 Walker Street, North Sydney proposes the Demolition and construction of a 51 storey mixed use building containing ancillary retail premises, hotel and 300 residential apartments, as detailed in the BDAR waiver request, prepared by Eco Logical Australia Pty Ltd (ELA) dated 9 May 2025.

Refer to:

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



Figure 1 Location Map



Figure 2 Site map

