

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-83256478) for affordable housing including demolition, tree removal and construction of two residential flat buildings of 7-8 storeys with basement car parking and associated landscaping and communal open space 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 DOC25/901533 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



27/11/2025

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 (SSD-83256478) proposes demolition works and construction of a two residential flat buildings of 7-8 storeys with basement car parking, as detailed in the BDAR waiver request, prepared by Eco Logical Australia Pty Ltd dated 20 November 2025.

Refer to:

- Figure 1 Location Map
- Figure 2 Site Map
- Figure 3 Proposed Development



Figure 1 Location of the study area with proposed layout.

Figure 1 Location Map



Figure 10: Validated vegetation based on historical aerial imagery, SVTM and field survey from public land.

Figure 2 Site Map



Figure 2: Proposed ground floor design layout within the study area (provided by Homes NSW)

Figure 3 Proposed Development