

***Determination under section 7.9(2) of the Biodiversity Conservation Act 2016***

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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-83956218 – New University Campus at 105-153 Miller Street, North Sydney for the Adaptive reuse of the existing commercial building, including alterations and additions for the purpose of accommodating a tertiary institution (university) as detailed in the Request for Industry Specific SEARs for a Tertiary Institution dated 12 May 2025, 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 DOC25/405353 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



13/06/2025

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**Louisa Clark**

**Director**

**Greater Sydney**

**Regional Delivery Conservation Programs, Heritage, and Regulation Group**

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**Date**

## SCHEDULE 1 – Description of the proposed development

The State Significant Development Application (SSDA) SSD-83956218 – New University Campus proposes the adaptive reuse of the existing commercial building, including alterations and additions for the purpose of accommodating a tertiary institution (university) as detailed in the Request for Industry Specific SEARs for a Tertiary Institution dated 12 May 2025.

Refer to:

- Figure 1 Location Map
- Figure 2 Site map
- Figure 3 Field-validated Vegetation Community identified within the Subject Land

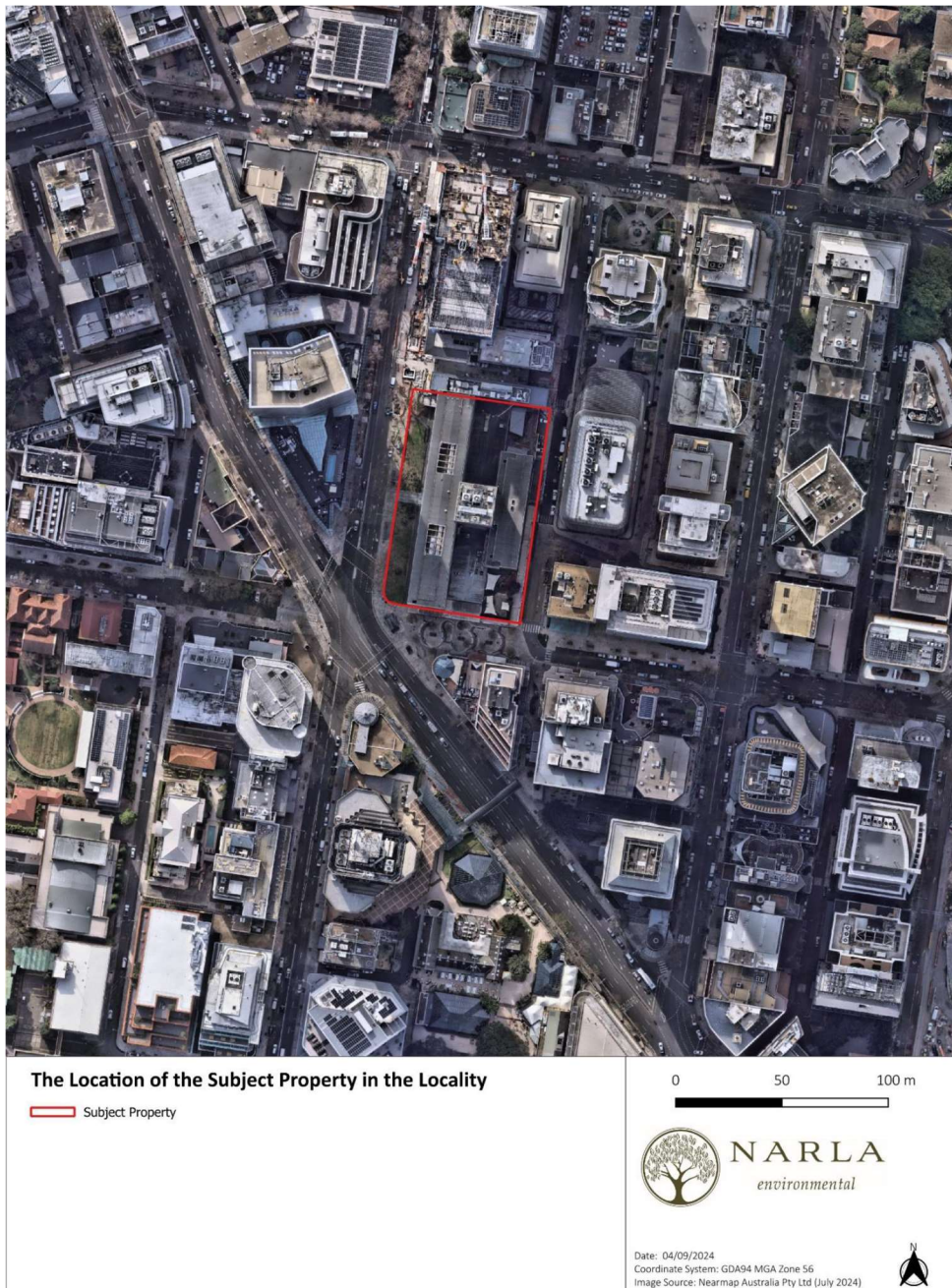


Figure 1 Location Map



**The Location of the Subject Land**

- Subject Land
- Subject Property
- Lot

0 20 40 m



**NARLA**  
environmental




Date: 05/09/2024  
Coordinate System: GDA94 MGA Zone 56  
Image Source: Nearmap Australia Pty Ltd (July 2024)



**Figure 2 Site map**



**Field Validated Vegetation**

-  Subject Land
-  Subject Property
-  Landscaped Exotic Vegetation

0 20 40 m



**NARLA**  
environmental

Date: 05/09/2024  
Coordinate System: GDA94 MGA Zone 56  
Image Source: Nearmap Australia Pty Ltd (July 2024)



**Figure 3 Field-validated Vegetation Community identified within the Subject Land**



Your ref: SSD-83956218  
Our ref: DOC25/405353

Megan Fu  
Principal Planner  
Social Infrastructure Assessments  
Department of Planning, Housing and Infrastructure  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2150

13 June 2025

**Subject: BDAR waiver request – New University Campus - 105-153 Miller Street, North Sydney (SSD-83956218)**

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Dear Megan,

I refer to the 16 May 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 Narla Environmental Pty Ltd dated 16 September 2024, 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](mailto: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