

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

I, Kerryn Richardson, Director Conservation Planning and Assessment, 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-85238209 involving residential development with 15% affordable housing at 16-20 Old Castle Hill Road, Castle Hill 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 DOC25/861308 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 February 2026

Kerryn Richardson
Director, Conservation Planning and Assessment
Conservation Programs, Heritage and Regulation Group
NSW Department of Climate Change, Energy, the Environment and Water

Date

SCHEDULE 1 – Description of the proposed development

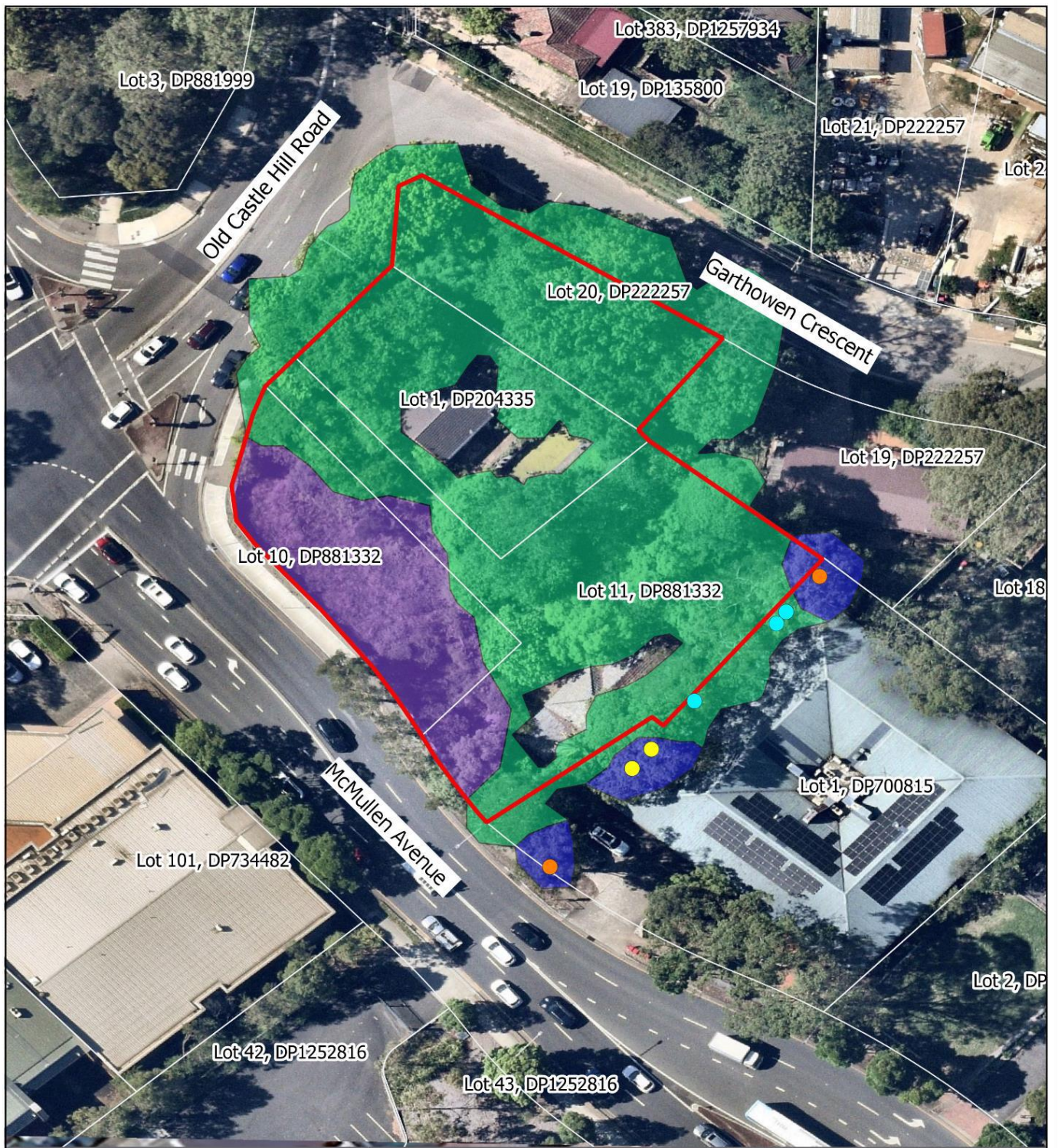
The State Significant Development Application (SSDA) SSD 85238209 for a Residential apartment building comprising apartments including 15% affordable housing as detailed in the BDAR waiver application prepared by Thrive Ecology, Version 1, dated 8 September 2025 and Arboriculture Impact Report (AIA) prepared by Arbor Express, Version 2, dated 18 January 2026.

Refer to:

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



Figure 1 Location Map



Subject site and vegetation

Client: Urban Property Group
 Site: 16-20 Old Castle Hill Road, Castle Hill
 Data Source: Nearmaps 2025
 Author: G Tear Date: 16/02/2025
 Coordinate System:
 GDA 1994 MGA Zone 56



Legend

- Subject site
- Lot
- Vegetation**
- Weeds and exotics
- Mixed planted natives, weeds, and planted exotics
- Blue Gum High Forest
- Eucalyptus scoparia
- Eucalyptus saligna
- Eucalyptus pilularis

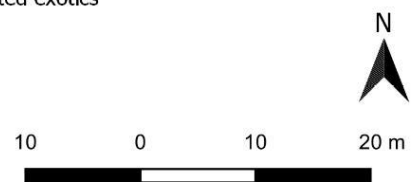


Figure 2 Site Map

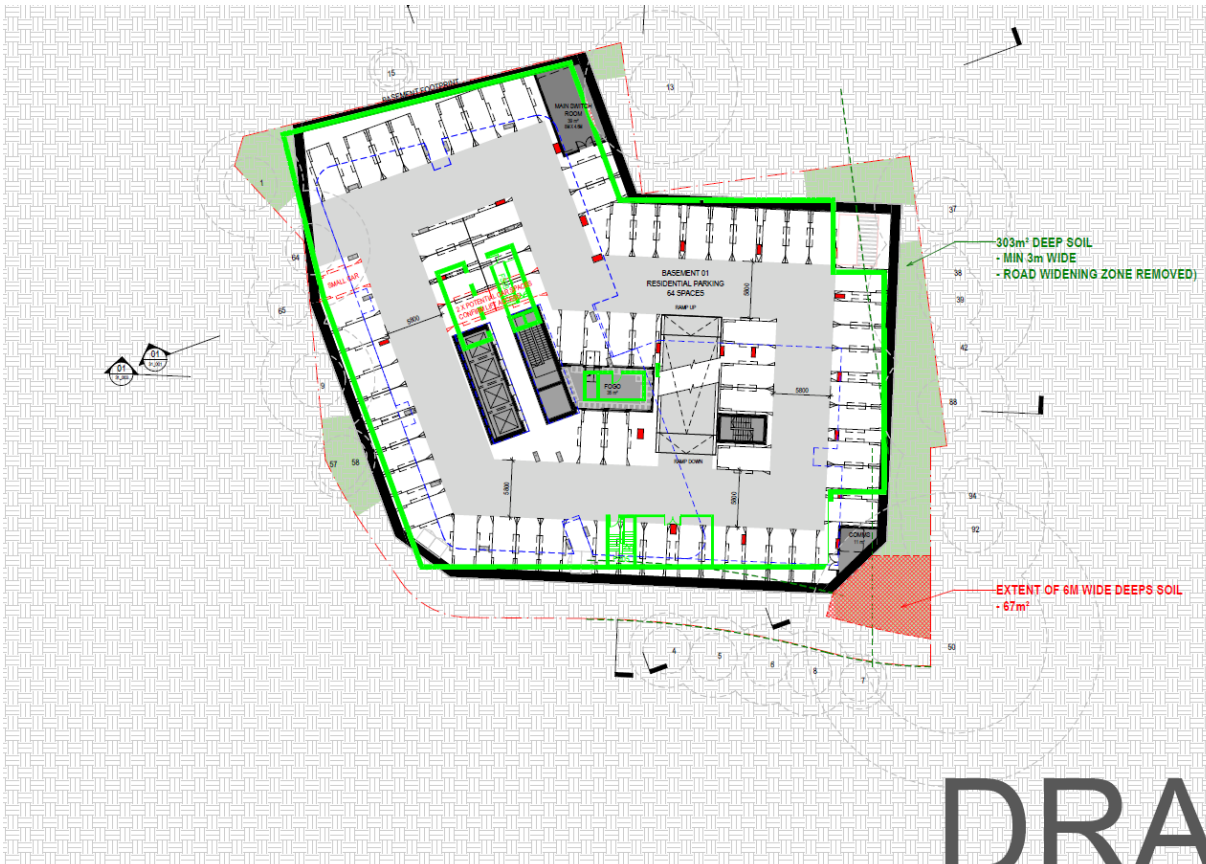


Figure 3 Proposed Plan