

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-85617958 – Shop Top Housing at 72-88 Water St Strathfield South 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 DOC25/827567 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



9/10/2025

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-85617958 – Shop Top Housing proposes the construction of a mixed-use development including retail uses on the lower levels and residential apartments above as detailed in the BDAR waiver application prepared by Narla Environmental Pty Ltd dated 19 September 2025.

Refer to:

- Figure 1 Location Map
- Figure 2 Site Map
- Figure 3 Proposed Site Plan
- Figure 4 - Tree Impact Plan (Tree Management Strategies 2025).



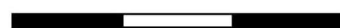
Figure 1 Location Map



Field-validated Vegetation Mapping

- Subject Land
- Subject Property
- Urban Exotic and Native Vegetation

0 10 20 30 m



NARLA
environmental

Date: 09/09/2025
Coordinate System: GDA94 MGA Zone 56
Image Source: Nearmap Australia Pty Ltd (May 2025)



Figure 2 Site Map



Figure 3 Proposed Site Plan

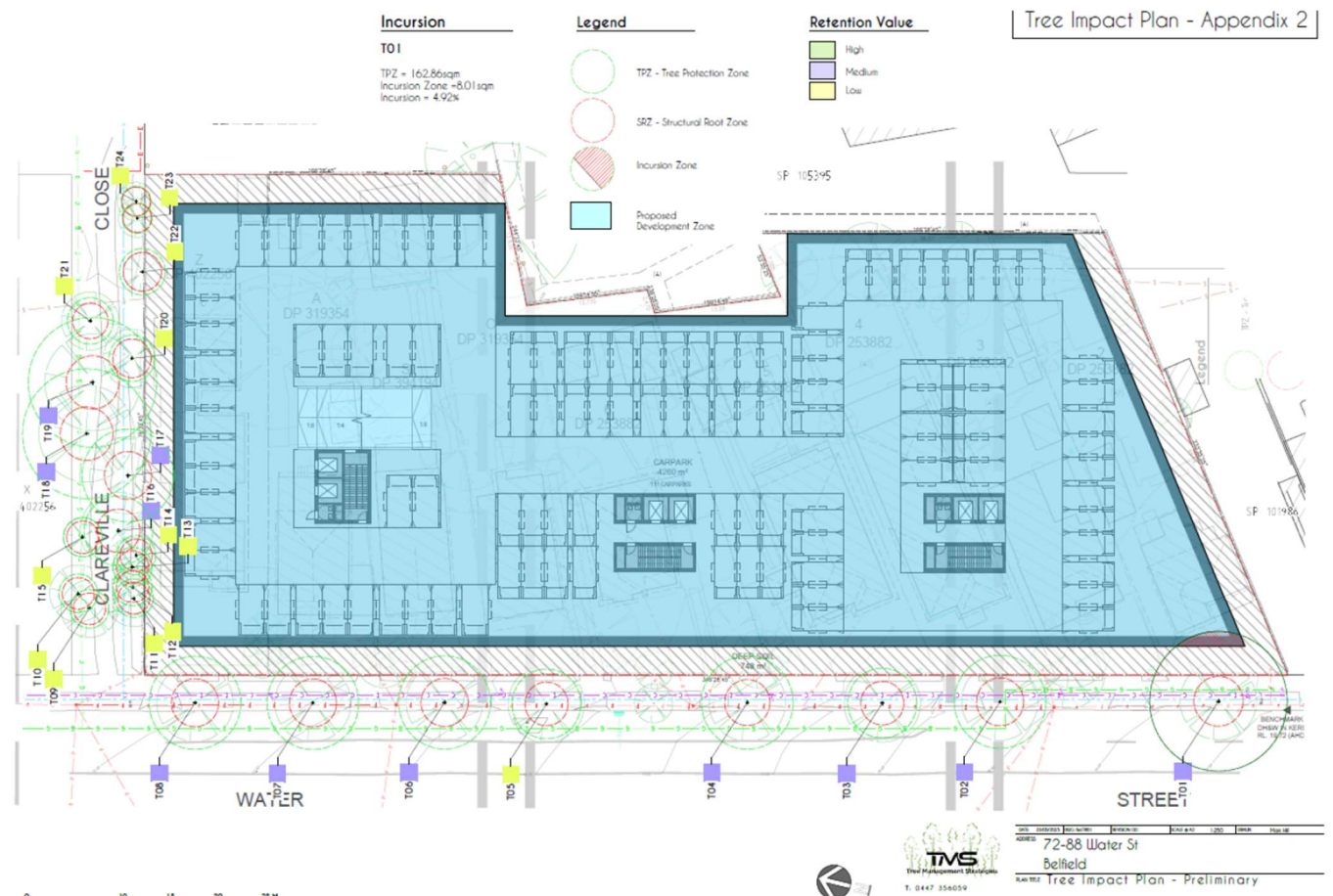


Figure 4 - Tree Impact Plan (Tree Management Strategies 2025)