

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-88113706 Nicholson Street Build-to-Rent at 46-52 Nicholson Street and 59-67 Christie Street, St Leonards 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 DOC25/646129 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



21/08/2025

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-88113706 Nicholson Street Build-to-Rent proposes the construction of a build-to-rent (BTR) residential tower and podium comprising BTR units, BTR amenities, access via Christie and Nicholson Streets, landscaping, public domain works, and service upgrades, at 46-52 Nicholson Street and 59-67 Christie Street, St Leonards, as detailed in the BDAR waiver request, prepared by Abel Ecology (dated 1 August 2025).

Refer to:

- Figure 1 Location Map
- Figure 2 Site map
- Figure 3 Proposed Plan – Upper Ground
- Figure 4 Demolition approved under DA32/2025
- Figure 5 [Figure. 14 in the waiver] - Impacts to vegetation

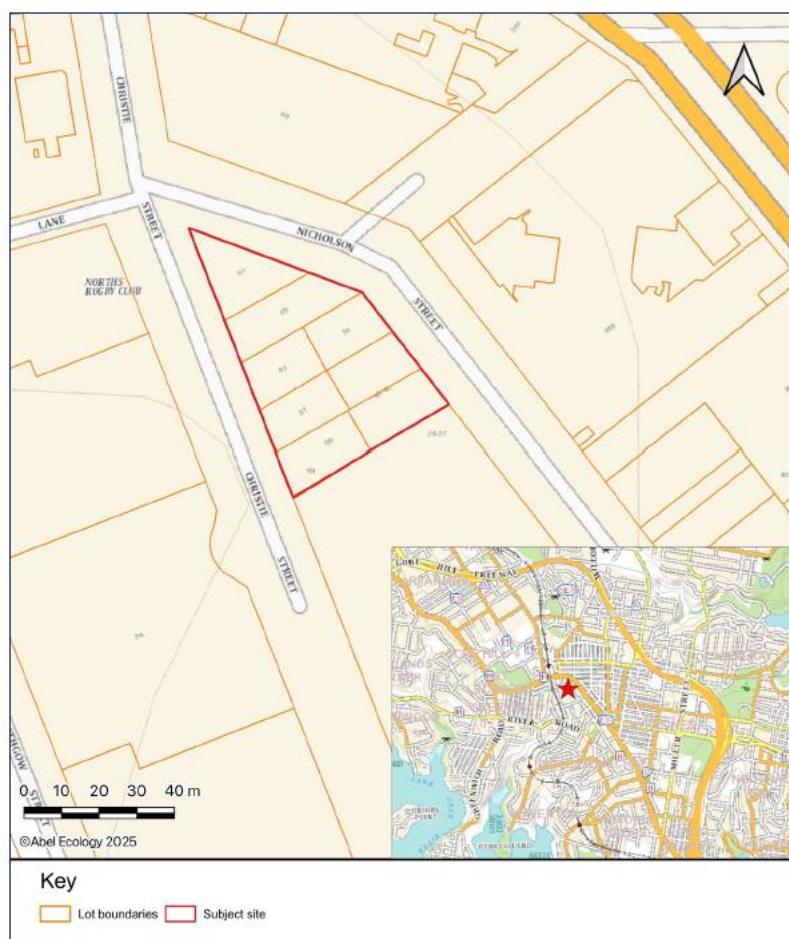


Figure 1 Location Map



Figure 2 Site map



Figure 3 Proposed plan – Upper ground

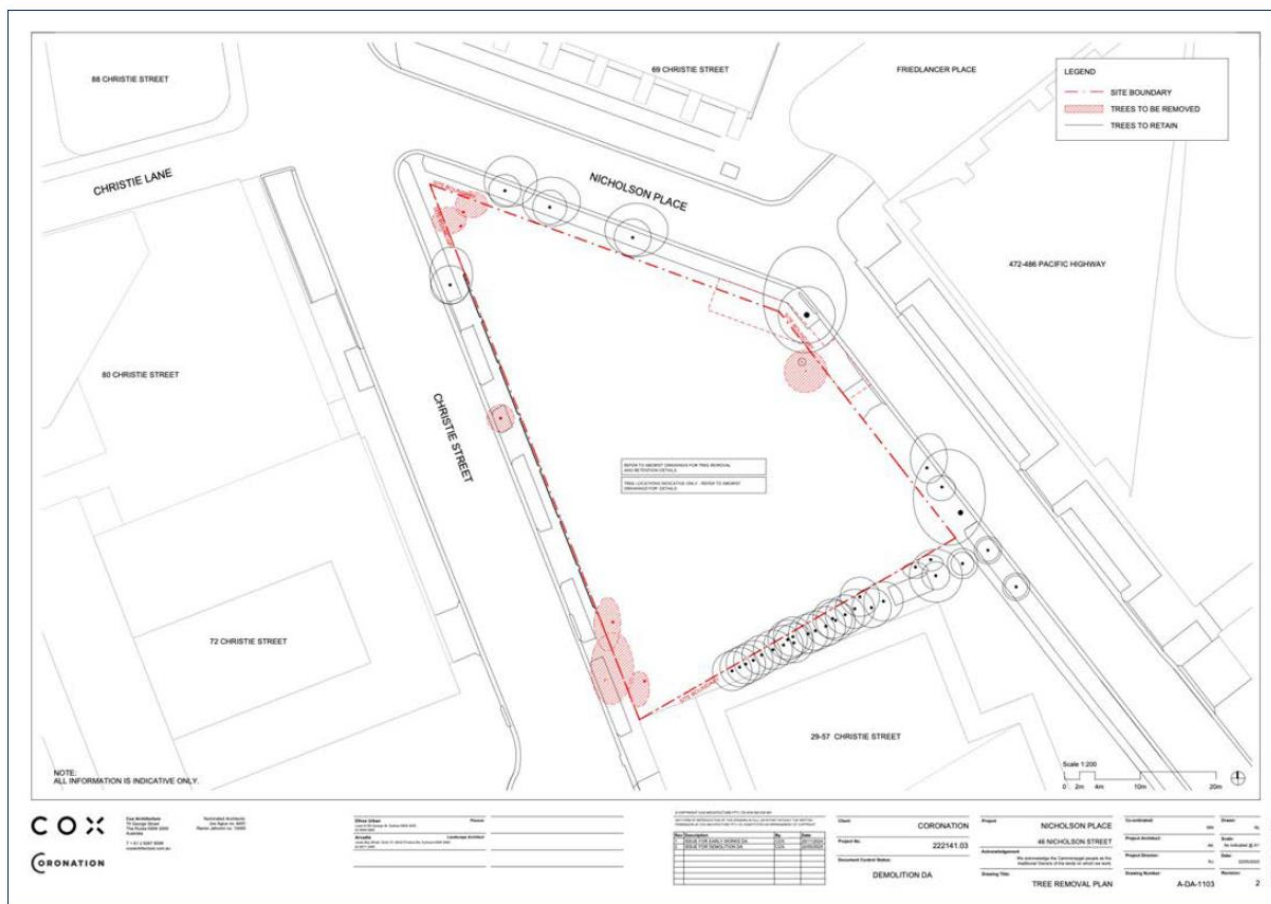


Figure 4 Demolition approved under DA32/2025



Figure 5 [Figure. 14 in the waiver] - Impacts to vegetation