

Mr Anthony Pizzolato
Homes NSW
6 Parramatta Square, 10 Darcy Street
Parramatta NSW 2150

Our ref: SSD-116982991

19 June 2026

Subject: Menangle Road, Camden, Affordable Housing (SSD-116982991) – Request to waive requirement to prepare a Biodiversity Development Assessment Report

Dear Mr Pizzolato,

I refer to your correspondence dated 21 May 2026, regarding the request to waive the requirement for a Biodiversity Development Assessment Report (BDAR) to be submitted as part of the above referenced State significant development (SSD) application.

Description of proposed development

The SSD seeks development consent for the construction of new residential flat buildings to be used for affordable housing, basement parking, excavation, landscaping, infrastructure and public domain improvements at 72 and 82 - 86 Menangle Road, Camden.

Under section 7.9(2) of the *Biodiversity Conservation Act 2016* (BCA):

“Any such application is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.”

This letter is to confirm that the Secretary of the Department of Planning, Housing and Infrastructure has determined that the proposed development, as described above, is not likely to have any significant impact on biodiversity values and that a BDAR is therefore not required to accompany any application for development consent for the proposed development.

I, as Delegate of the Planning Secretary within the Development Assessment and Sustainability Division have determined that the proposed development is not likely to have any significant impacts on biodiversity values. Evidence that the delegate of the Secretary within the NSW Department of Climate Change, Energy, the Environment and Water (Senior Team Leader) has made the determination is attached (dated 17 June 2026).

If there are any amendments to the proposed development, a fresh request for a BDAR waiver determination will be required or a BDAR may need to be prepared.

Should you have any further enquiries, please contact Jude Urbanik on 02 8275 1539 or via email to jude.urbanik@dphi.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "B. Roberts", with a long horizontal stroke extending to the right.

Brendon Roberts

Team Leader, Social and Diverse Housing Assessments

As delegate of the Planning Secretary

Encl: CPHR of NSW DCCEEW determination with Schedule 1 – Description of the proposed development



Your ref: SSD 116982991
Our ref: DOC26/281778-2

Stephen Dobbs
Social and Diverse Housing Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2150

17 June 2026

Subject: Request to waive requirement for a BDAR under section 7.9 of the Biodiversity Conservation Act 2016 – Construction of new residential flat buildings, 72 and 82 to 86 Menangle Road Camden, SSD-116982991

Dear Stephen

I refer to the request dated 21 May 2026 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 in the BDAR waiver application prepared by SLR dated 21 May 2026 on behalf of the Minister Administering the Housing Act 2001 (Homes NSW).

Should you have any queries regarding this matter, please contact the Central Metropolitan Planning team at planningmatters@environment.nsw.gov.au

Yours Sincerely

S. Harrison

Susan Harrison
**Senior Team Leader, Central Metropolitan
Conservation Planning and Assessment
Conservation Programs, Heritage and Regulation**

Encl 1. DCCEEW, CPHR determination
2. DCCEEW, CPHR recommendation report

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

I, Susan Harrison, Senior Team Leader Conservation Planning and Assessment, of the Department of Climate Change, Energy, the Environment and Water under clause 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that the proposed development is not likely to have any significant impact on biodiversity values and therefore a Biodiversity Development Assessment Report (BDAR) **is not required**.

Proposed development means the development as described in Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further request to waive the requirement for a BDAR must be lodged or a BDAR prepared.

If you do not lodge the development application related to this determination for the proposed development within 2 years of the issue date of this determination, you must either prepare a BDAR or lodge a new request to have the BDAR requirement waived.

S. Harrison

17/06/2026

Susan Harrison
Senior Team Leader. Central Metropolitan
Conservation Planning and Assessment
Conservation Programs, Heritage and Regulation

Date

Enclosed 1. Schedule 1

The State significant development application SSD-116982991 proposes the construction of new residential flat buildings accommodating residential apartments to be used for affordable housing, as well as ancillary works such as basement parking, excavation, landscaping, infrastructure, and public domain improvements, as detailed in the BDAR waiver request, prepared by SLR, dated 21 May 2026.

- Figure 1 Location map
- Figure 2 Site map
- Figure 3 Proposed development layout plan





Figure 2 Site map

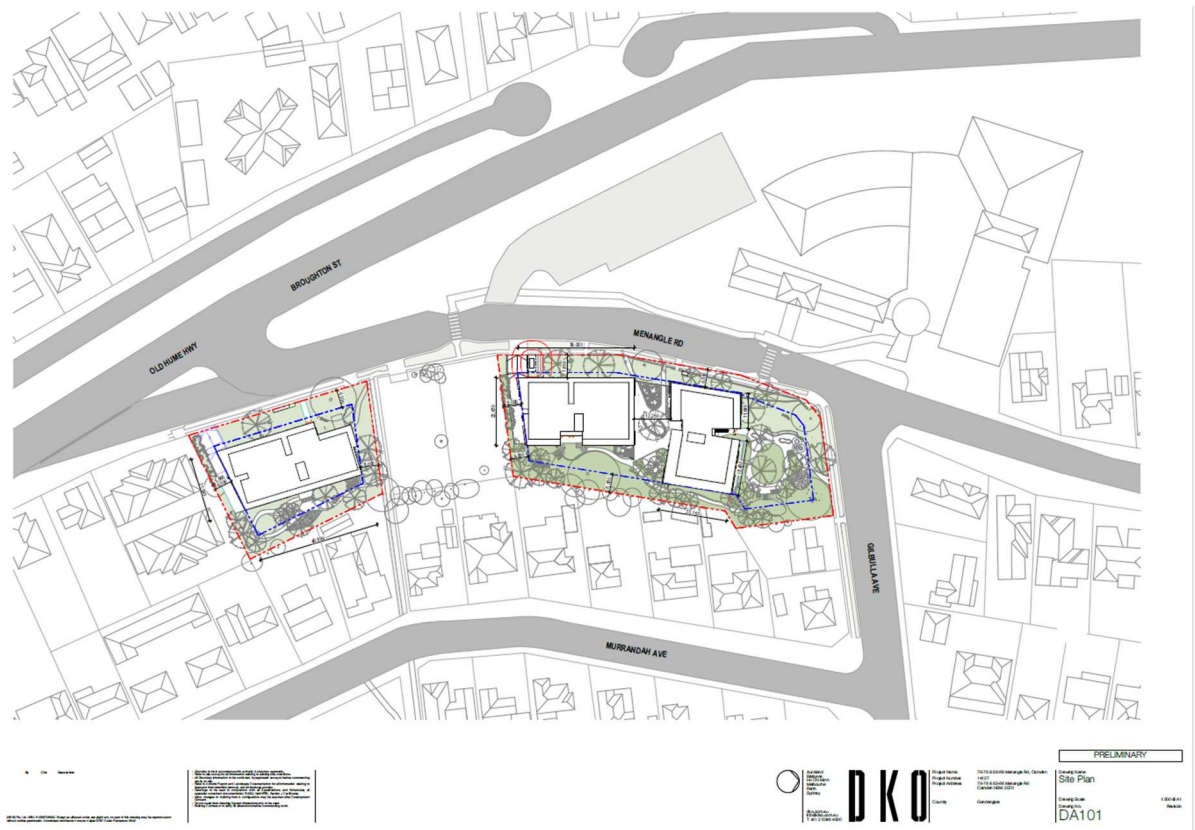


Figure 3 Proposed development layout plan