

Our ref: SSD-31179510

Raymond Raad
2A Gregory Place Pty Ltd
2A Gregory Place
Harris Park NSW 2150

25 September 2025

Subject: Gregory Place Build-to-Rent, Harris Park (SSD-31179510) – Request to waive requirement to prepare a Biodiversity Development Assessment Report

Dear Mr Raad,

I refer to your correspondence dated 16 July 2025 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

Demolition of existing structures and construction of a mixed use development comprising ground floor commercial uses, build-to-rent units and one level of basement parking.

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 delegate of 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 or infrastructure approval 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 (Acting Director Greater Sydney, Regional Delivery) has made the determination is attached (dated 24 September 2025).

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 Tia Mills on 02 4063 6437 or via email to tia.mills@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Peter McManus".

Peter McManus
Team Leader
Social and Diverse Housing Assessments
As delegate of the Planning Secretary

Encl: CPHR of NSW DCCEEW determination

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-31179510 – Gregory Place Build-to-Rent - Gregory Place, Harris Park 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 DOC25/792623 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



24/09/2025

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) SSDA-31179510 – mixed use development comprising commercial uses, build-to-rent units and one level of basement car parking, as detailed in the BDAR waiver request, prepared by MJD Environmental Pty Ltd, dated 16 July 2025.

Refer to:

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

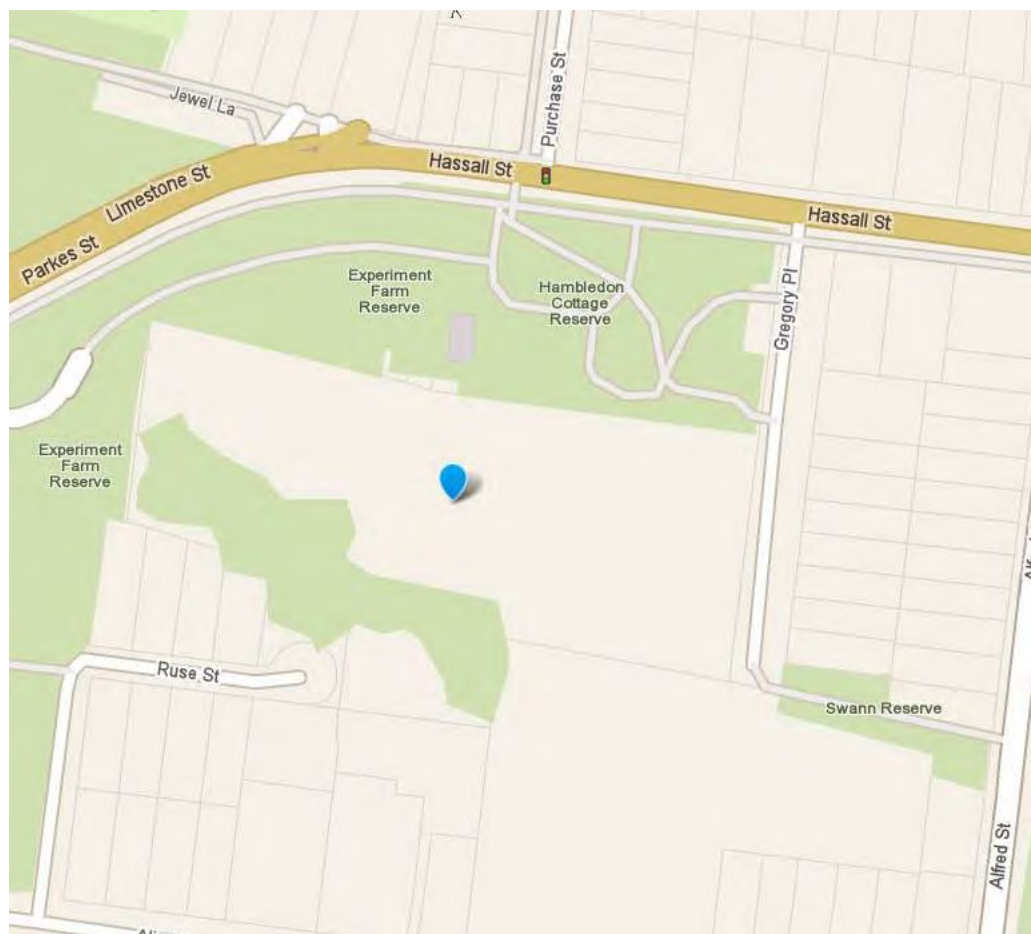


Figure 1 Location Map



Figure 2 Site Map



Legend

- 1 Bed
- 2 Bed
- 3 Bed
- Retail

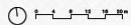


Figure 3 Proposed Ground Floor Plan