

Our ref: Residential flat building with in-fill affordable housing – 12-16 Bent Street, Lindfield (SSD-78156462)

Mr Willy Du
Director
The Trustee for the Sundale Northland Development Unit Trust
165 Walker Street, North Sydney
NSW, 2060

31 March 2025

Subject: Residential flat building with in-fill affordable housing – Bent Street, Lindfield (SSD-78156462) – Request to waive the requirement for a Biodiversity Development Assessment Report under the *Biodiversity Conservation Act 2016*

Dear Mr Du,

I refer to Biodiversity Development Assessment Report (BDAR) Waiver request prepared by Biosis on behalf of The Trustee of the Sundale Northland Development Unit Trust (the Applicant) dated 12 March 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.

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.”

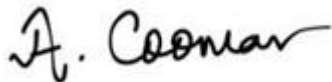
This letter is to confirm that the Secretary of the Department of Planning, Housing and Infrastructure has determined that the proposed development as described above is not likely to have any significant impact on biodiversity values and that a BDAR is therefore not required to accompany any application for development consent 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 (Director) has made the determination is attached (dated 27 March 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 Joina Mathew on 02 8275 1195 or via email to joina.mathew@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "A. Coomar".

Aditi Coomar
Team Leader, Affordable Housing Assessments
As delegate of the Planning Secretary

Encl: CPHR of NSW DCCEEW determination