

Mr Michael File
Planning Advisor
NSW Land and Housing Corporation (Homes NSW)
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Our ref: SSD 83294209

21 August 2025

Subject: Coffs Harbour, Affordable Housing (SSD-83294209) – Request to waive requirement to prepare a Biodiversity Development Assessment Report

Dear Mr File

I refer to your correspondence dated 4 August 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

The SSD pertains to a residential development at 211A to 215 Harbour Drive, Coffs Harbour comprising of the construction of a residential flat building comprising affordable housing.

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 Infrastructure 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 of the North East Branch) has made the determination is attached (dated 18 August 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 Lucinda Craig on 9585 6027 or via email to Lucinda.Craig@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Peter Mcmanus".

Peter Mcmanus
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

Determination - SSD – 83294209 – Coffs Harbour Affordable Housing - BDAR not required

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

I, Gabrielle Pietrini, Director North East Branch, of the NSW 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.

Proposed development means the development as described in Schedule 1.



GABRIELLE PIETRINI
Director North East
Conservation Programs, Heritage and Regulation

18 August 2025

SCHEDULE 1 – Description of the proposed development

The location of the proposed development is 211A to 215 Harbour Drive, Coffs Harbour.

The proposed development consists of the following works:

- construction of a residential flat building comprising social dwellings as per SSD- 83294209.