

Mr Andrew Elmslie
Director
Northside Constructions Pty Ltd
924 Pacific Highway
Gordon NSW 2072

SSD-86878982

14 November 2025

Subject: Seniors Housing at 132-134 Beecroft Rd, Beecroft (SSD-86878982) – Request to waive requirement to prepare a Biodiversity Development Assessment Report

Dear Mr Elmslie,

I refer to your correspondence dated 3 October 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

Construction of a residential care facility.

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 12 November 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 Tuong Vi Doan on 02 9995 6706 or via email to tuongvi.doan@planning.nsw.gov.au.

Department of Planning, Housing and Infrastructure



Yours sincerely,

A handwritten signature in black ink, appearing to be "Peter McManus", with a long, sweeping horizontal line extending to the right.

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-86878982 construction of a new residential aged care facility at 132-134 Beecroft Road, Beecroft 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 DOC25/858281 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



12/11/2025

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-86878982 for the construction of a new residential aged care facility at 132-134 Beecroft Road, Beecroft as detailed in the BDAR Waiver application prepared by Biosis Pty Ltd dated 3 October 2025.

Refer to:

- Figure 1 Location Map
- Figure 2 Ecological Features of the Study Area
- Figure 3 Proposed Ground Floor Plan

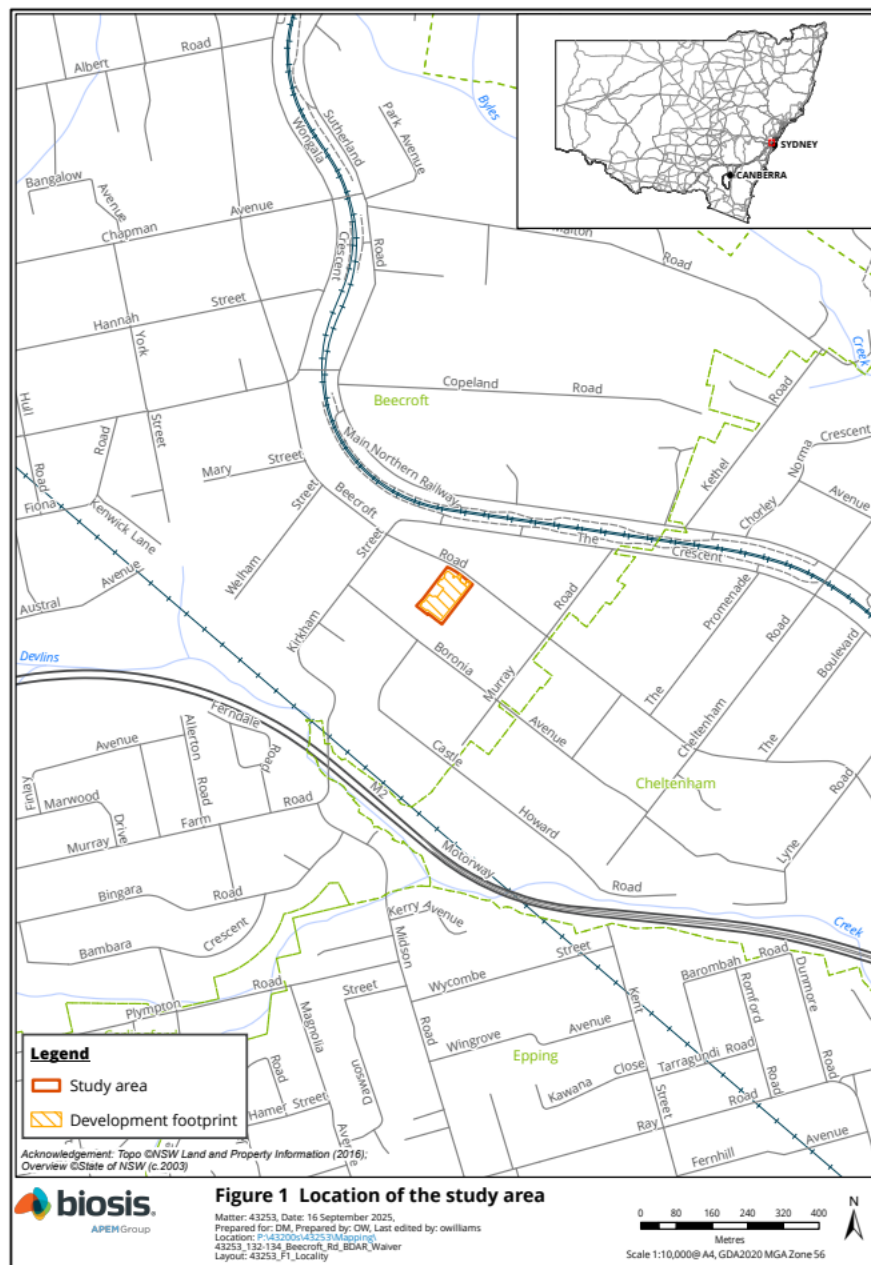


Figure 1 Location Map

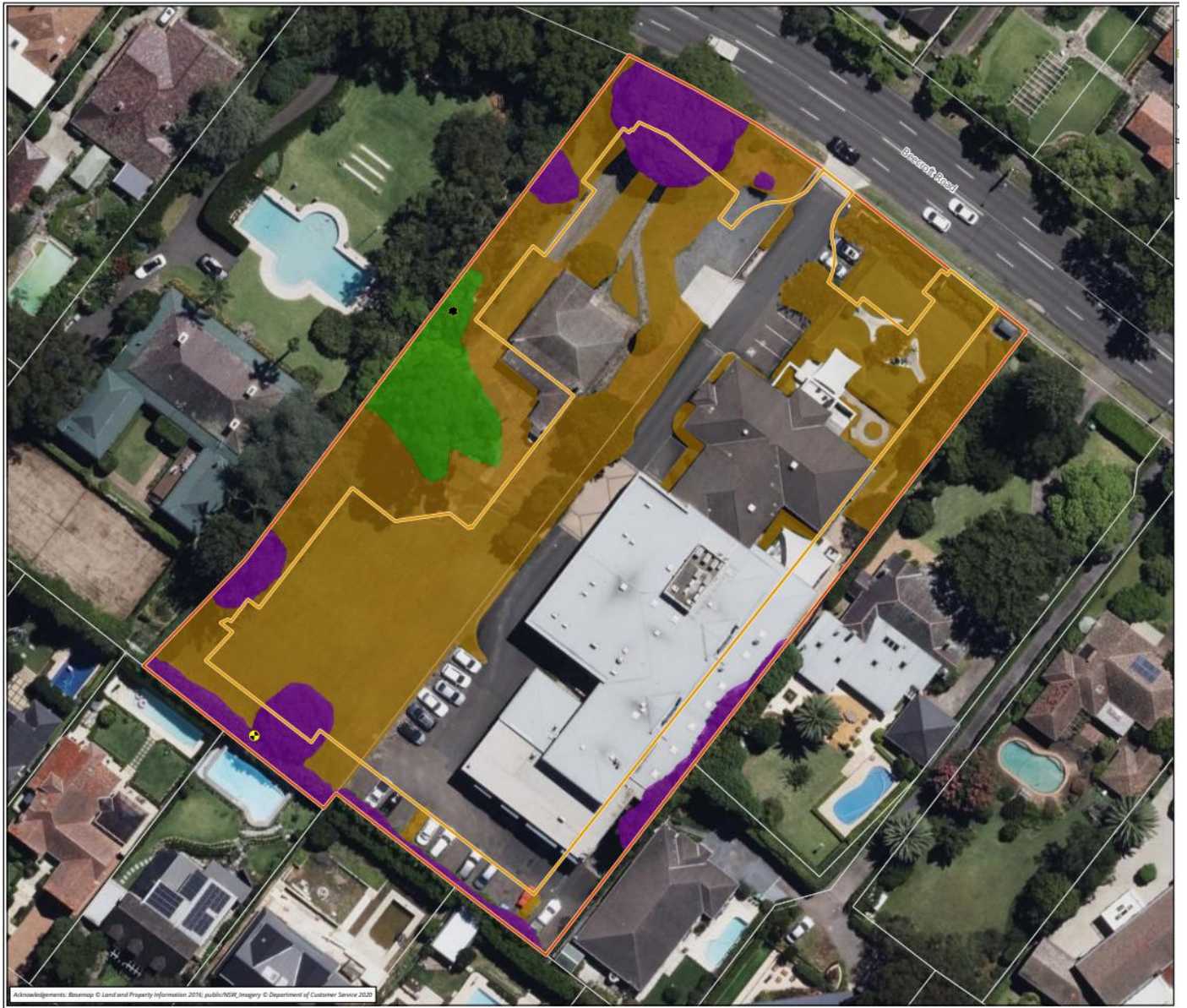


Figure 2 Ecological Features of the Study Area

ACCOMMODATION SCHEDULE			
	BEDROOMS	SUITES	TOTAL
GROUND FLOOR	27	2	29
LEVEL 1	56	8	64
LEVEL 2	36	14	50
	119	24	143
PARKING	56 CARS		
SITE AREA	7911 m ²		
FSR	1:1		
MAX GFA	7911 m ²		
GFA	7617 m ²		
ACHIEVED FSR	0.96:1		

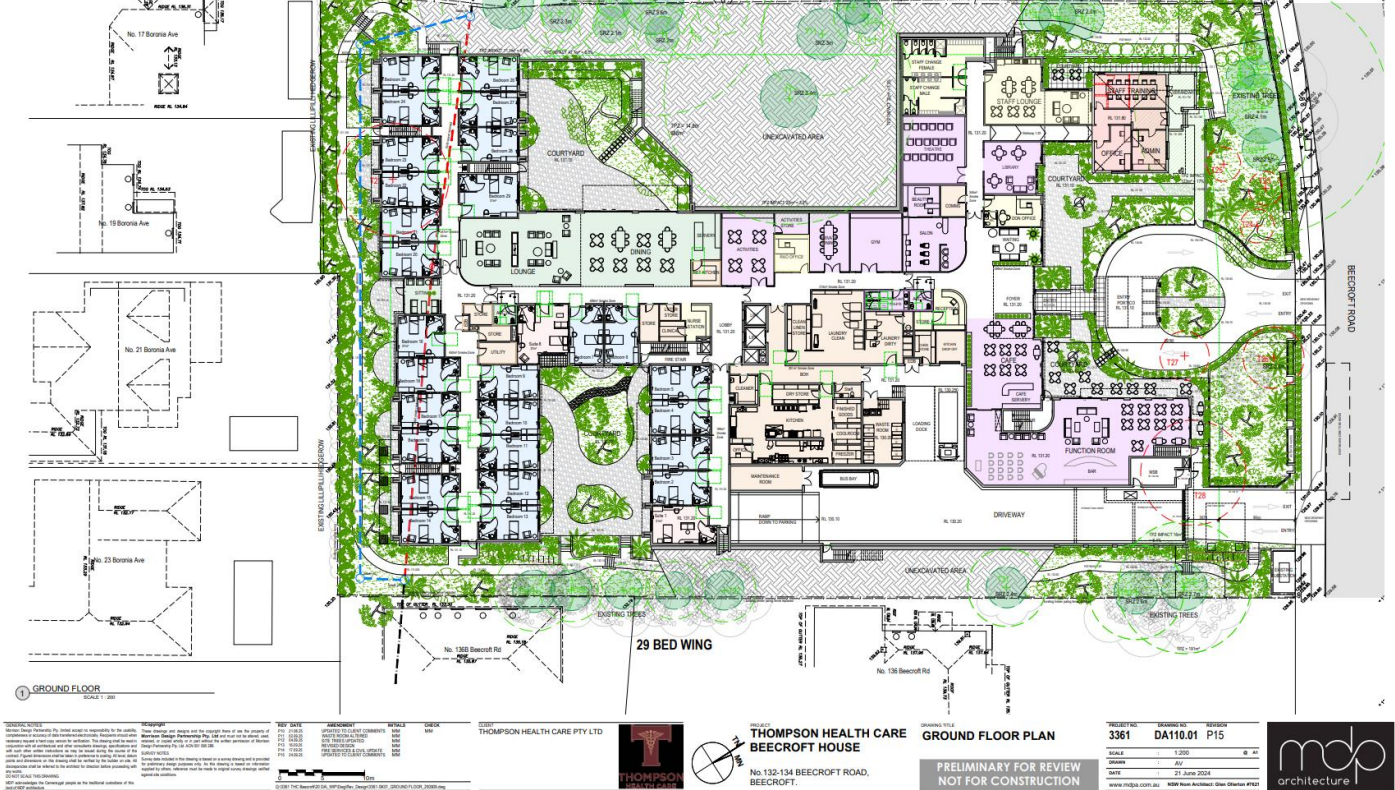


Figure 3 Proposed Ground Floor Plan

Attachment D

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

I, Peter McManus, Team Leader, Social and Diverse Housing Assessments, of the Department of Planning, Housing and Infrastructure, under section 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 is not required.

Proposed development means as detailed in the BDAR waiver application dated 3 October 2025 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.

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.



Peter McManus

Team Leader

Social and Diverse Housing Assessments

Planning and Assessment

Department of Planning, Housing and Infrastructure

(as delegate of the Secretary)

Date: 14 November 2025