

Our ref: Shop Top Housing – Valentine Avenue, Parramatta (SSD-90243456)

Mr. Kevin Nassif

Chief Operating Officer

Holdmark NSW Pty Ltd

Level 42, 2 Chifley Square

SYDNEY New South Wales 2000

16 December 2025

Subject: Request to waive the requirement for a biodiversity development assessment report (BDAR) under the Biodiversity Conservation Act 2016 (BCA) for the undertaking of the construction of a shop top housing development incorporating affordable housing, and the change of use and alterations and additions of an existing commercial office building for the purposes of co-living housing, at 2 – 10 Valentine Avenue, Parramatta (SSD-90243456)

Dear Mr. Nassif,

I refer to your correspondence dated 14 November 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 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 Planning, Housing and Infrastructure



Department of Climate Change, Energy, the Environment and Water has made the determination is attached (dated 4 December 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.

If you have any enquiries, please contact Annabel Turner on (02) 9995 5224 or via email to annabel.turner@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Suzannah Byers".

Suzannah Byers

Team Leader, Housing Delivery Assessments

As delegate for the Planning Secretary

Encl: CPHR of NSW DCCEEW determination