

Our ref: London Beamish and North (SSD-90701958)

Adam Coburn (Mecone)
C/o ARADA Development Management Pty. Ltd.
12 Harvey Street
Pyrmont NSW 2009

24 October 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 a mixed-use development, at 10 London Street and 43 North Parade Campsie (SSD-90701958)

Dear Mr Coburn,

I refer to your correspondence dated 1 September 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 Climate Change, Energy, the Environment and Water has made the determination is attached (dated 16 October 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 Liam Frayne on (02) 8289 6015 or via email to liam.frayne@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Paul Sartor".

Paul Sartor

A/ Team Leader, Housing Delivery Assessments

As delegate for 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-90701958 for the construction of a mixed development comprising of shop top housing above lower level commercial uses at 10 London Street and 43 North Parade Campsie 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 DOC25/777871 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



16/10/2025

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- 90701958 proposes the construction of a mixed development comprising of shop top housing above lower level commercial uses and as detailed in the BDAR waiver application dated 28 August 2025 prepared by Ecological Australia Pty Ltd.

Refer to:

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



Figure 1 Location Map



Figure 2 Site Map

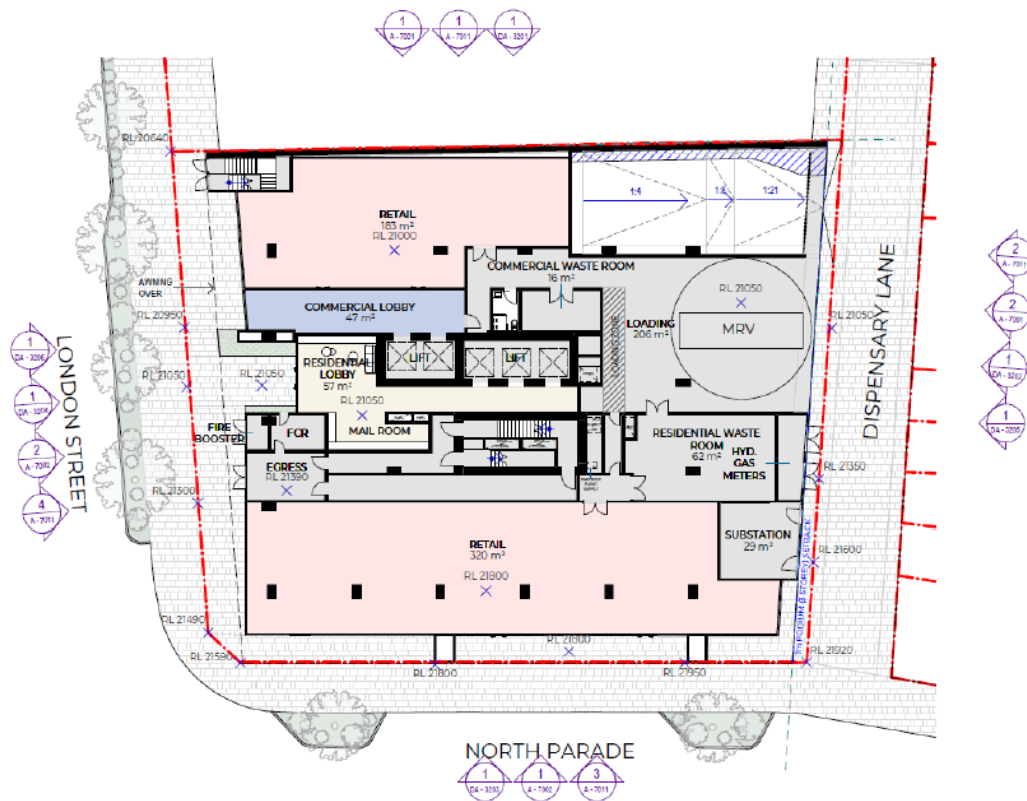


Figure 11: Indicative ground floor plan of the proposed works

Figure 3 Proposed Ground Floor Plan