

Our ref: Residential development with affordable housing – 40-48 Redan Street, Mosman (SSD-93020230)

Mr Justyn Ng
Project Director
MOSMAN LAND NO.1 PTY LTD
Level 34, Suite 3402
Australia Square, 264 George Street
SYDNEY NSW 2000

3 February 2026

Subject: Residential development with affordable housing (SSD-93020230) – Request to waive the requirement for a Biodiversity Development Assessment Report under the *Biodiversity Conservation Act 2016*

Dear Mr Ng

I refer to your correspondence dated 26 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 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 18 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.

Should you have any further enquiries, please contact Kevin Kim on (02) 8289 6728 or via email to kevin.kim@dpie.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



Your ref: SSD-93020230
Our ref: DOC25/1031769

Kevin Kim
Senior Planning Officer
Infill Affordable Housing
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

18 December 2025

Subject: BDAR waiver request – Residential Development with In-fill Affordable Housing at 40-48 Redan Street Mosman (SSD-93020230)

Dear Kevin,

I refer to the 27 November 2025 request to waive the requirement for a biodiversity development assessment report (BDAR) to be submitted with the above State significant development application.

I have reviewed the information provided by the applicant in the BDAR waiver application prepared by Land Eco Consulting dated 26 November, 2025, and determine the proposed development is not likely to have any significant impact on biodiversity values. The application, therefore, does not need to be accompanied by a BDAR.

The determination is attached for you to provide to the applicant.

Please note if the proposed development is changed so that it is no longer as described in Schedule 1 of the determination, the applicant will need to lodge a new waiver request or prepare a BDAR.

Also attached for your information is the decision report prepared by the Conservation Programs, Heritage, and Regulation (CPHR) Group. The decision report should only be provided to the applicant with the prior approval of CPHR.

Should you have any queries regarding this matter, please contact the Greater Sydney Planning team at rog.gsrplanning@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads 'S Burke'.

Sarah Burke

Acting Director
Greater Sydney Branch
Conservation Programs, Heritage, and Regulation

- encl 1. DCCEEW, CPHR determination
2. DCCEEW, CPHR recommendation report

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

I, Sarah Burke, Acting 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-93020230 Residential development with in-fill affordable housing at 40-48 Redan Street, Mosman 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 DOC25/1031769 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.

S Burke

18/12/2025

Sarah Burke
Acting 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-93020230 low and mid-rise (LMR) residential development with in-fill affordable housing as detailed in the BDAR waiver application prepared by Land Eco Consulting dated 26 November, 2025.

Refer to:

- Figures 1a, 1b and 1c Location Maps
- Figure 2 Site Map
- Figure 3 Proposed Basement Plan
- Figure 4 Proposed Ground Floor Plan



0 150 300 450 600 750 900 Metres



Legend

- ▭ Subject Property
- ▭ Important Areas of Habitat in Proximity



This map was produced for this report only. It is indicative, not survey-accurate and should not be used for design or construction purposes.

Date: 3/11/2025

Coordinate System: GDA2020 MGA Zone 56
Imagery: NSW Public Imagery

Figure 1a Location Map

SITE LOCATION



Figure 1b Location Map

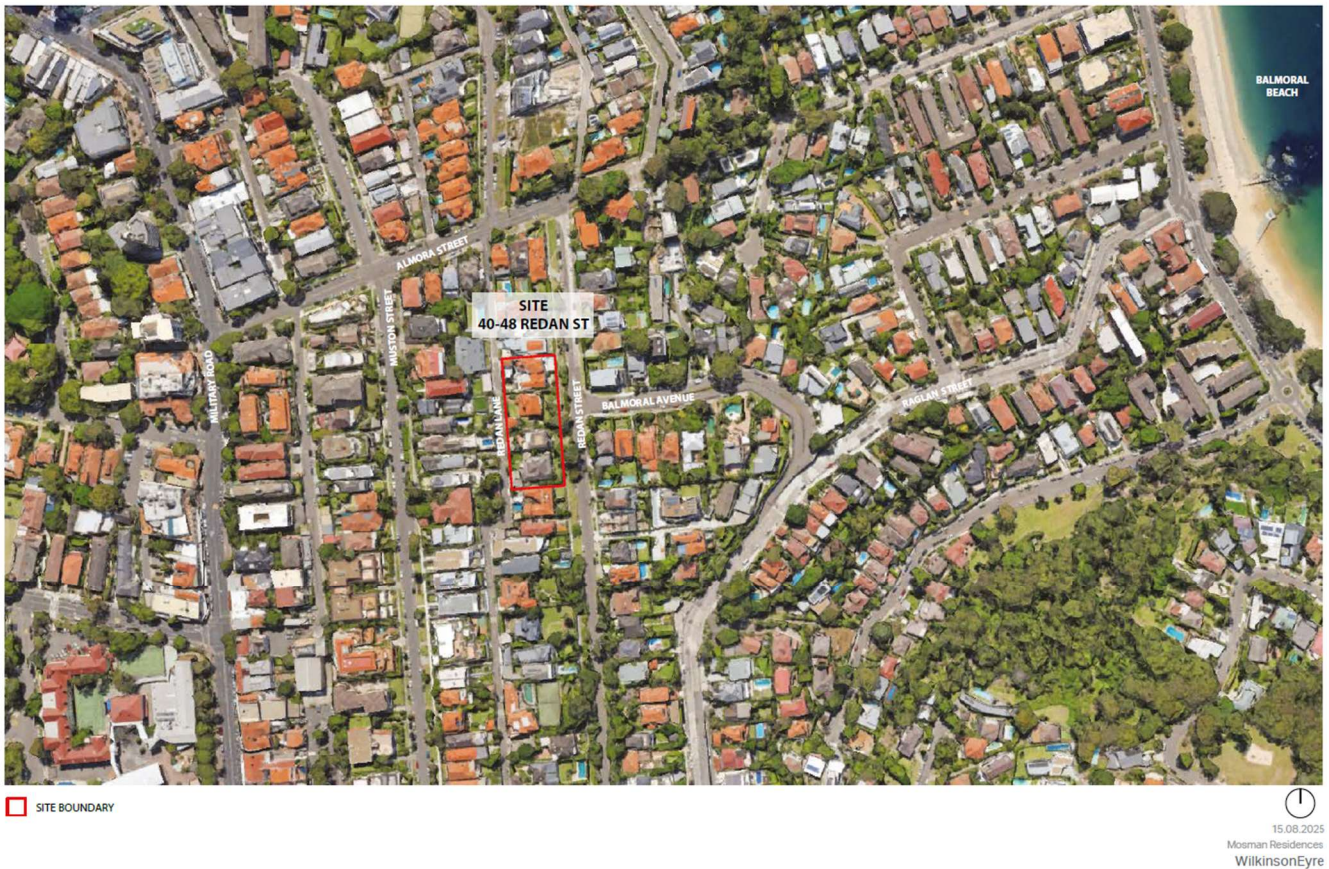
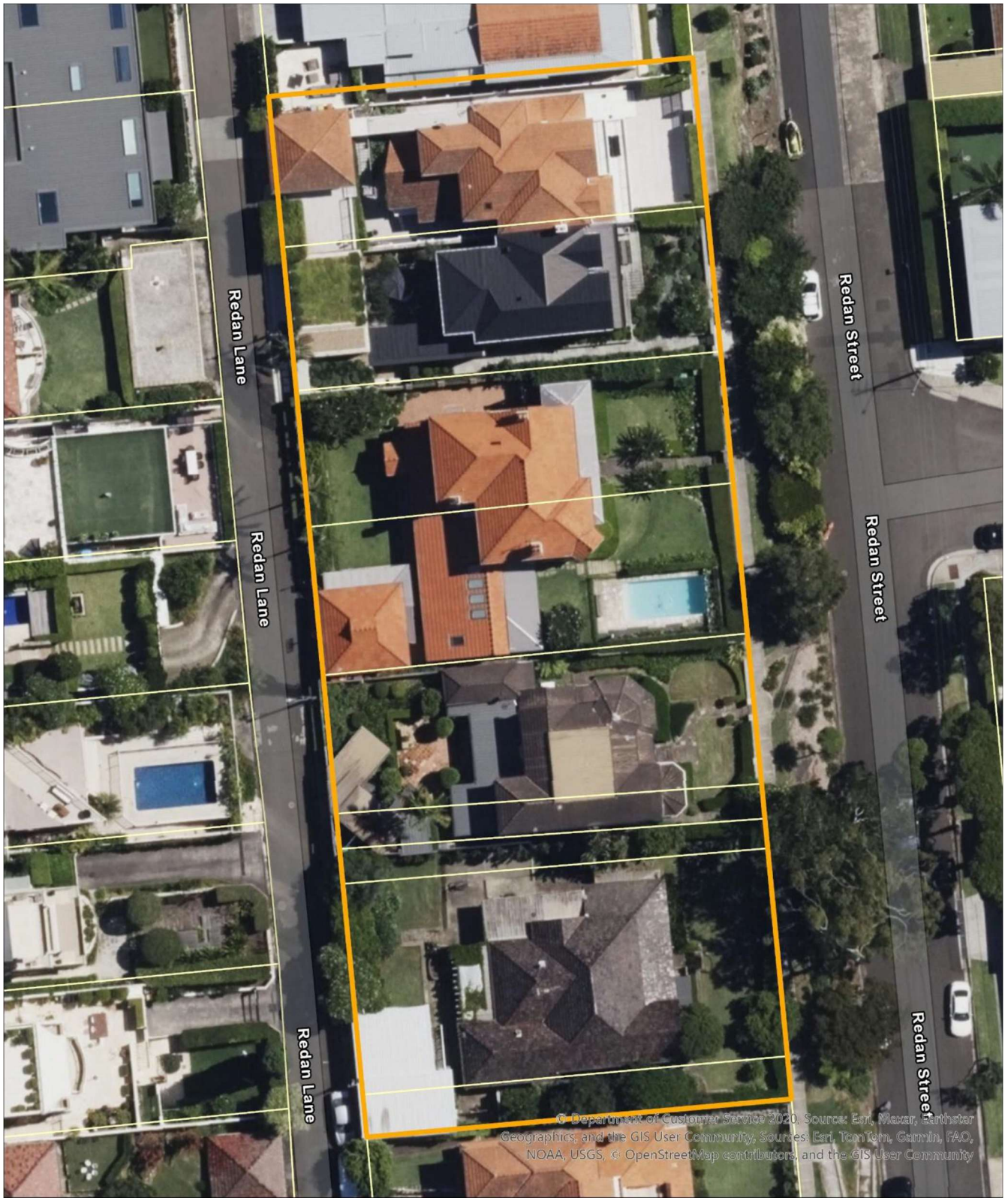


Figure 1c Location Map



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- Legend**
- Subject Property
 - Lot



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Coordinate System: GDA2020 MGA Zone 56
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Figure 2 Site Map

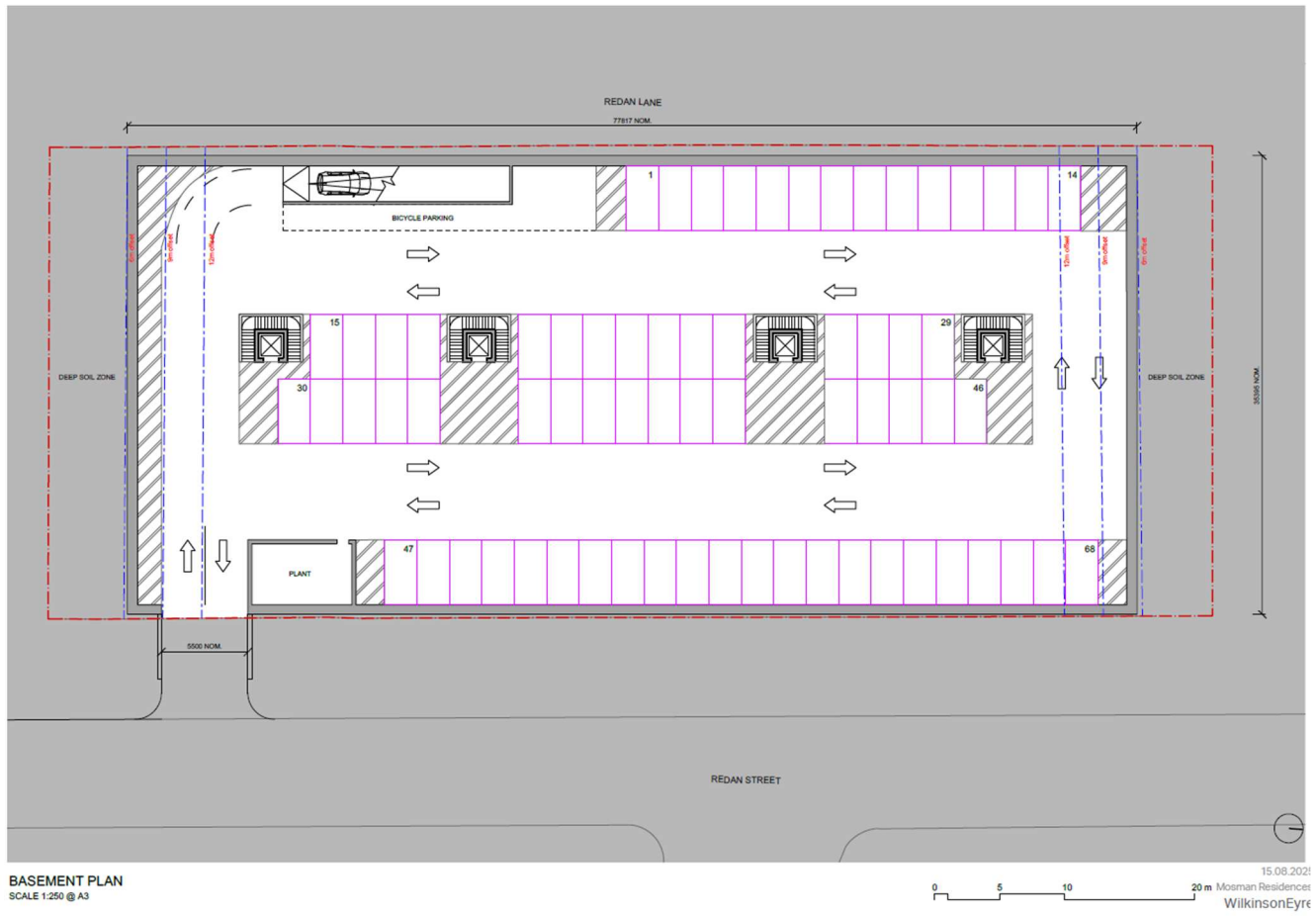


Figure 3 Proposed Basement Plan

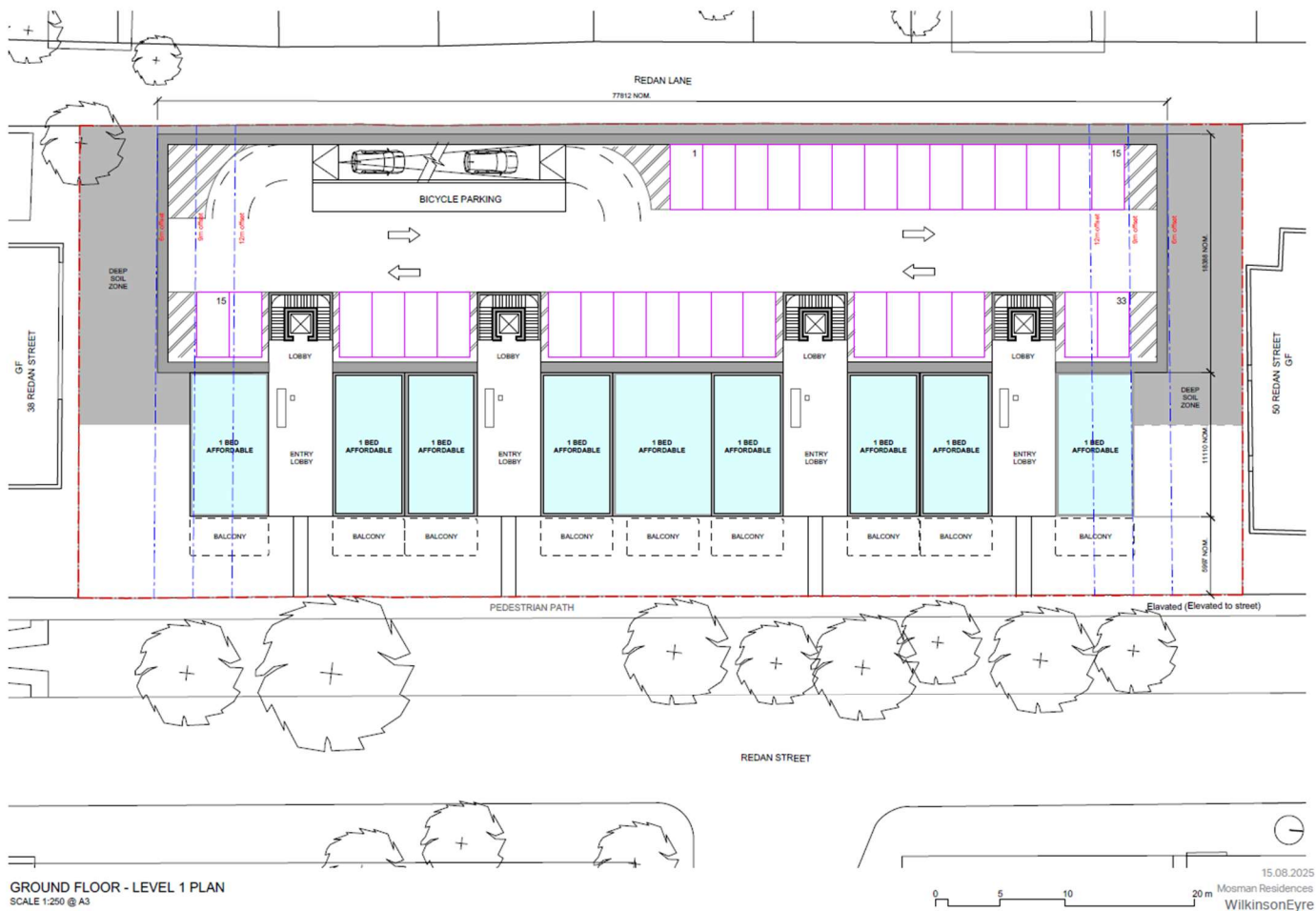


Figure 4 Proposed Ground Floor Plan