

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

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I, Susan Harrison, 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-96272465 - Residential development with affordable housing at 11-23 Rangers Avenue, 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 DOC25/900301 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. Harrison*

03/11/2025

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**Susan Harrison**  
**Acting Director Greater Sydney**  
**Regional Delivery**  
**Conservation Programs, Heritage and Regulation Group**

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**Date**

## SCHEDULE 1 – Description of the proposed development

The State significant development application SSD-96272465 proposes demolition, site preparation works, earthworks and construction of a residential development with associated works as detailed in the BDAR waiver application prepared by écologique dated 29 September 2025.

Refer to:

- Figure 1 Location Map
- Figure 2 Site Map
- Figure 3 Site Vegetation
- Figure 4 Proposed Site Plan



11-23 Rangers Avenue, Mosman

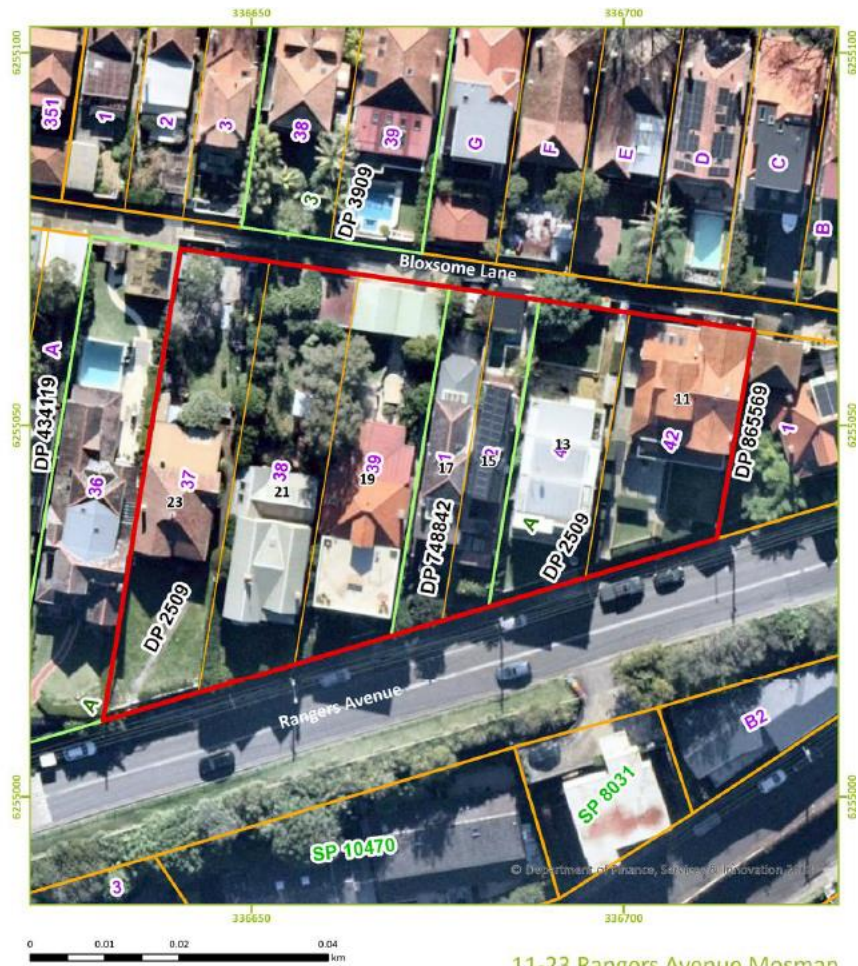
Figure 1. Location map

Legend

 Subject\_Site



Figure 1 Location Map



11-23 Rangers Avenue Mosman

Figure 2. Subject site

Legend  
 Subject\_Site



Figure 2 Site Map

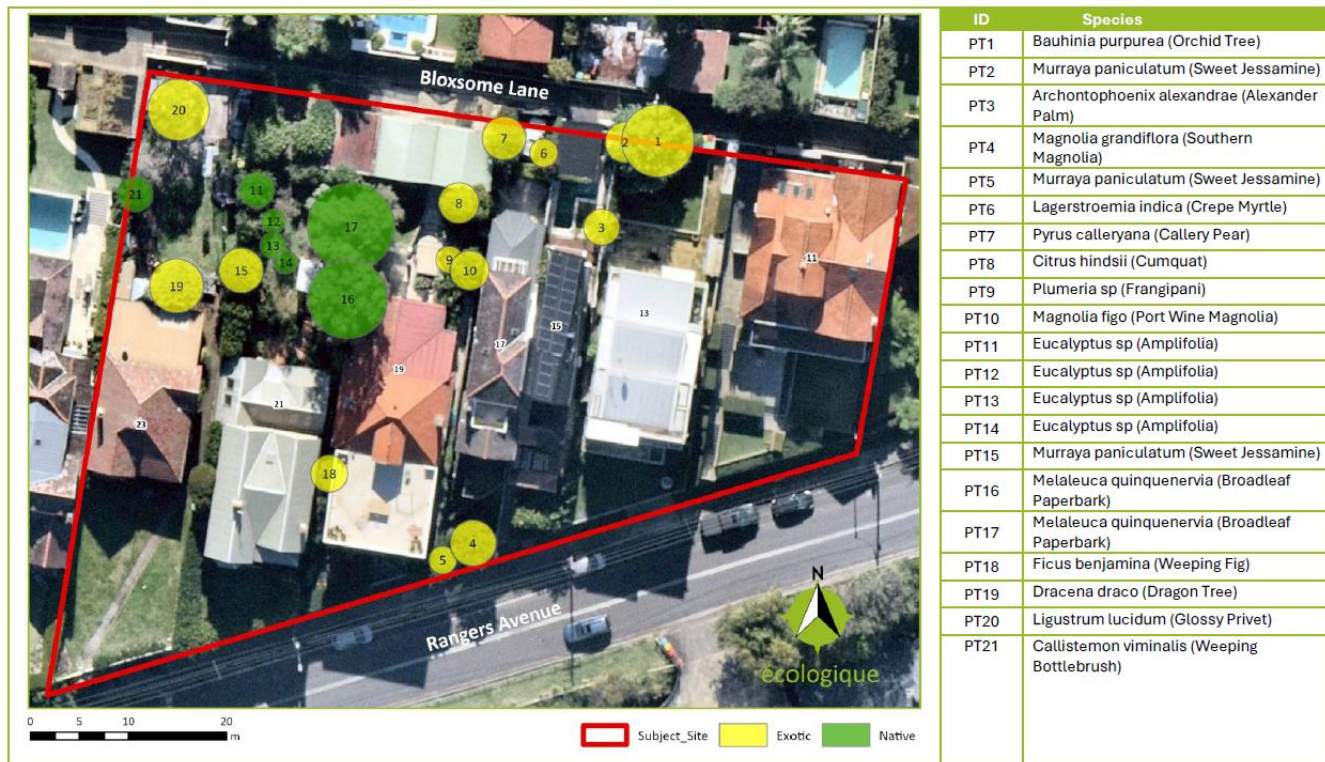


Figure 3. Site vegetation

Figure 3 Site Vegetation

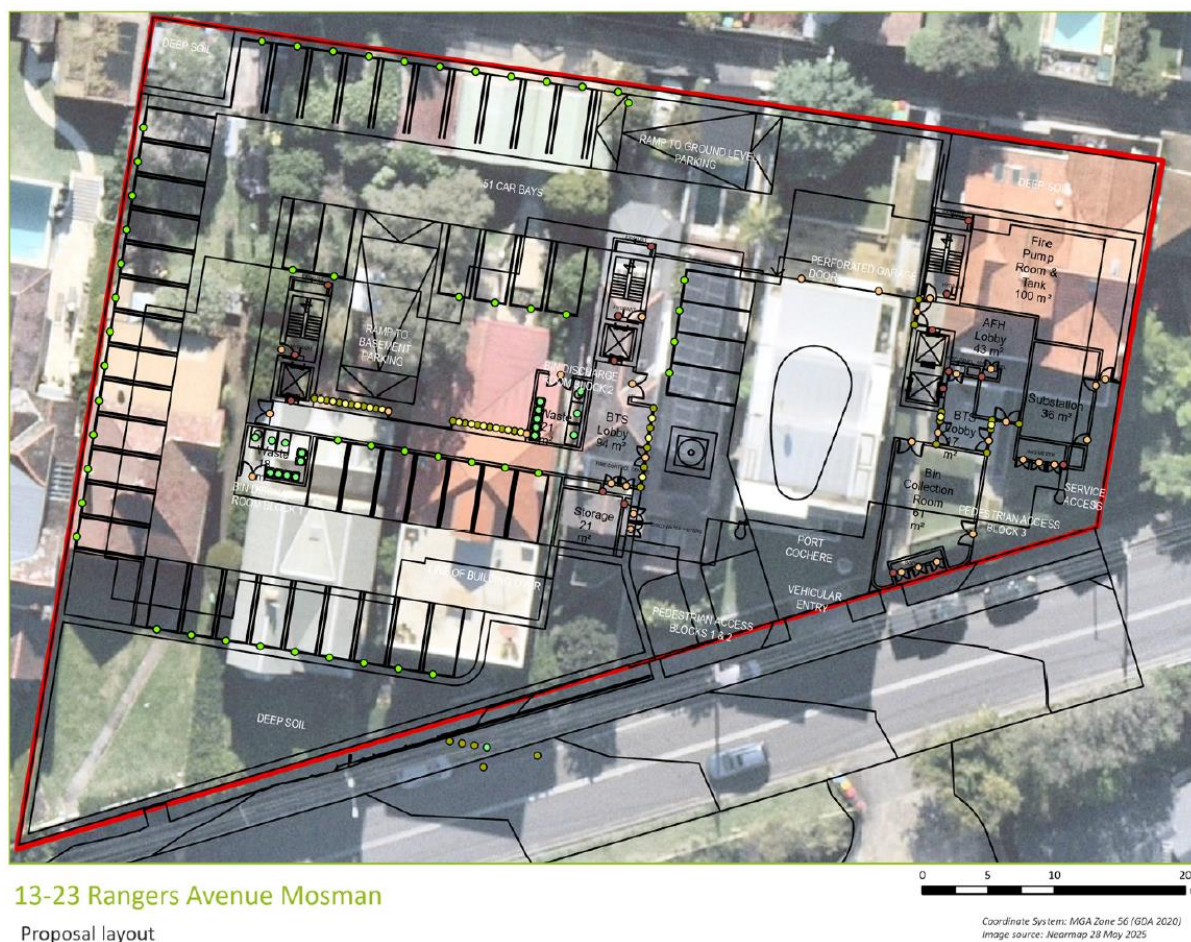


Figure 4 Proposed Site Plan