

Mr Lachlan Miles
Assistant Development Manager
Perifa Rosalind Development Pty Ltd
Level 7, 111 Elizabeth Street
Sydney, NSW 2000

Our ref: SSD 96505456

12 February 2026

Subject: Cammeray Seniors Living - 19-23 Rosalind Street, Cammeray (SSD 96505456) – Request to waive requirement to prepare a Biodiversity Development Assessment Report

Dear Mr Miles

I refer to your correspondence dated 19 December 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

The SSD pertains to a residential development at 19-23 Rosalind Street, Cammeray comprising the construction of a seniors housing.

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 the above application for development consent 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 has made the determination is attached (dated 06 February 2026).

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 Najeeb Kobissi on 02 9585 6062 or via email to najeeb.kobeissi@dpi.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "B Roberts", with a long horizontal line extending to the right.

Brendon Roberts
Team Leader
Social and Diverse Housing Assessments

As delegate of the Planning Secretary

Encl: CPHR of NSW DCCEEW determination with Schedule 1 – Description of the proposed development

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

I, Kerryn Richardson, Director Conservation Planning and Assessment, 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-96505456 for the, construction of two, 5 and 6 storey buildings containing independent living units, residential care facility 'care hub', neighbourhood shop, basement carparking and associated landscaping development at 19-23 Rosalind Street, Cammeray 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 DOC26/13649 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



6 February 2026

Kerryn Richardson
Director, Conservation Planning and Assessment
Conservation Planning and Offsets
Conservation Programs, Heritage and Regulation Group

Date

SCHEDULE 1 – Description of the proposed development

The State Significant Development Application (SSDA) SSD-96505456 proposes demolition of the three existing residential flat buildings, construction of two, 5 and 6 storey buildings containing independent living units, residential care facility ‘care hub’, neighbourhood shop, basement carparking and associated landscaping as detailed in the BDAR waiver application prepared by Bower Ecology Pty Ltd dated 19 December 2025.

Refer to:

- Figure 1 Location Map
- Figure 2 Site Map
- Figure 3 Proposed Development

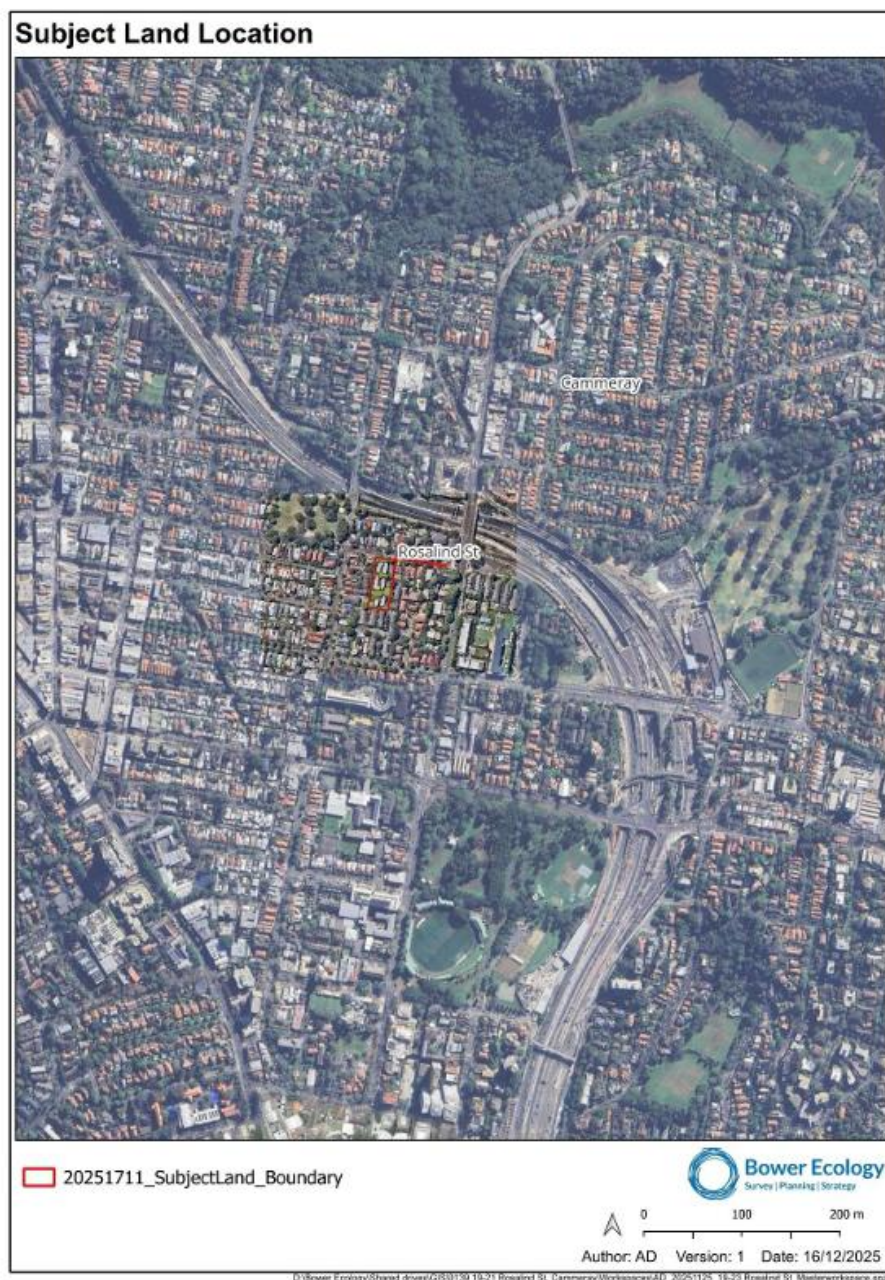


Figure 1 Subject Land location


Figure 1 Location Map

Subject Land Lots



 Subject Land Lots

 **Bower Ecology**
Survey | Planning | Strategy

 0 20 40 m

Author: AD Version: 1 Date: 25/11/2025

0:\Bower Ecology\Shared drives\GIS\0130 19-21 Rosalind St_Cameras\Workspaces\AD_20251125_19-21 Rosalind St_Masterworkspace.ggz

Figure 2 Site Map

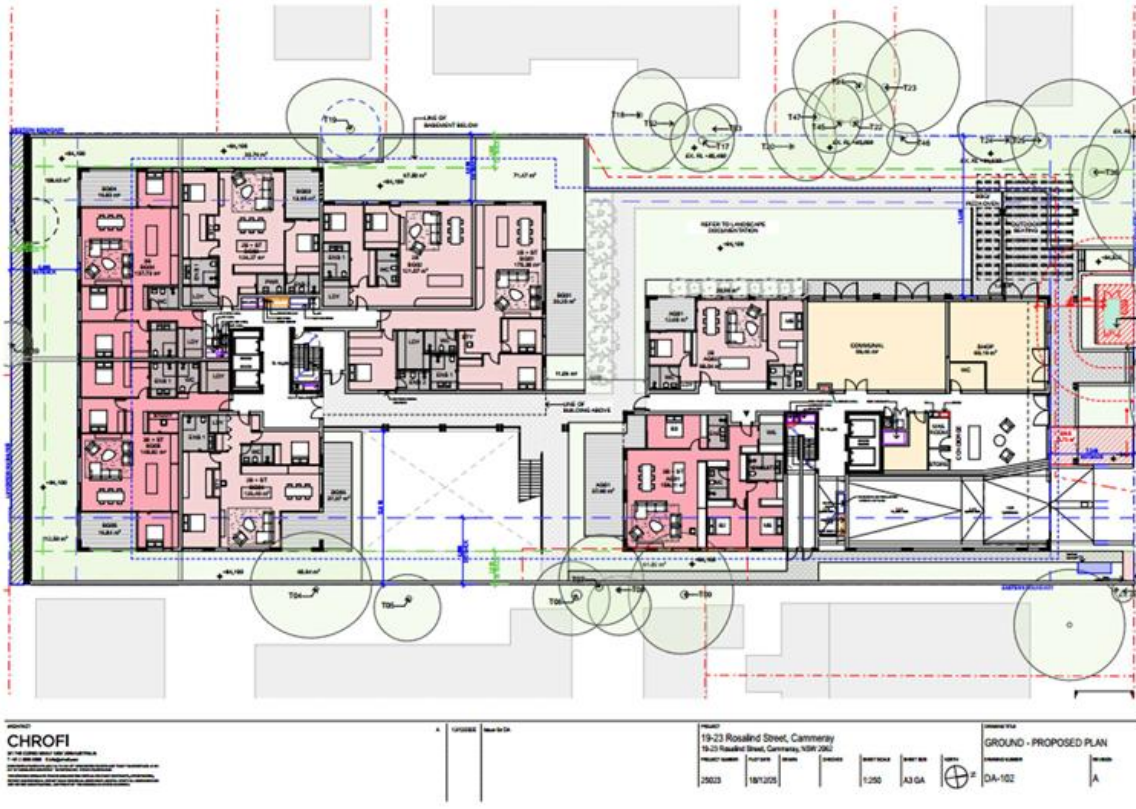


Figure 3 Concept plan for the proposed development (Source: CHROFI 18/12/2025)

Figure 3 Proposed Development