



Stephanie Wood
Housing Delivery Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2150

27 March 2026

Subject: Request to waive requirement for BDAR under s.7.9 of the Biodiversity Conservation Act 2016 – Bulk earthworks, stabilisation works and infrastructure services at 9-11 Mawson Avenue, Bella Vista (SSD-96580210)

Dear Staphanie,

I refer to the request from Urban Property Group Pt Ltd to waive the requirement for a biodiversity development assessment report (BDAR) to be submitted with the State significant development application for Bulk earthworks, stabilisation works and services at 9-11 Mawson Avenue, Bella Vista.

The information provided by the applicant has been reviewed, and it has been determined, based on the information provided in the BDAR waiver application dated 4 March 2026, that 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.

Please note that 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 a decision report prepared by the Conservation Programs, Heritage and Regulation Group (CPHR). The decision report should not be provided to the applicant without CPHR approval.

If you have any queries regarding this issue, please contact our Central Metropolitan Planning team at rog.qsrplanning@environment.nsw.gov.au.

Yours sincerely,

Susan Harrison
**Senior Team Leader, Central Metropolitan
Conservation Planning and Assessment
Conservation Programs, Heritage and Regulation**

Encl 1. DCCEEW, CPHR determination
2. DCCEEW, CPHR recommendation report

Attachment 1 – Determination under clause 7.9(2) of the *Biodiversity Conservation Act 2016*

I, Susan Harrison, Senior Team Leader, of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), under clause 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that the proposed development is not likely to have any significant impact on biodiversity values and therefore a Biodiversity Development Assessment Report (BDAR) is not required.

Proposed development means the State significant development (SSD-96580210) located at 9- 11 Mawson Avenue, Bella Vista as described in Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further request to waive the requirement for a BDAR must be lodged or a BDAR prepared.

If you do not lodge the development application related to this determination for the proposed development within 2 years of the issue date of this determination, you must either prepare a BDAR or lodge a new request to have the BDAR requirement waived.

S. Harrison

27 March 2026

Susan Harrison

Senior Team Leader

Conservation Programs, Heritage and Regulation Group

Department of Climate Change, Energy, the Environment and Water

Schedule 1 – Description of the proposed development

The State Significant Development Application (SSDA) SSD-96580210 Bulk earthworks, stabilisation works and services at 9-11 Mawson Avenue, Bella Vista seeks consent for early works on site to facilitate a new mixed-use development. The works include bulk earthworks to enable construction of the future basement, stabilisation and retaining structure construction such as shoring, piling and cap beams, and coordination and deviation of infrastructure services as detailed in the BDAR waiver request prepared by Thrive Ecology Pty Ltd dated 4 March 2026.

Refer to:

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

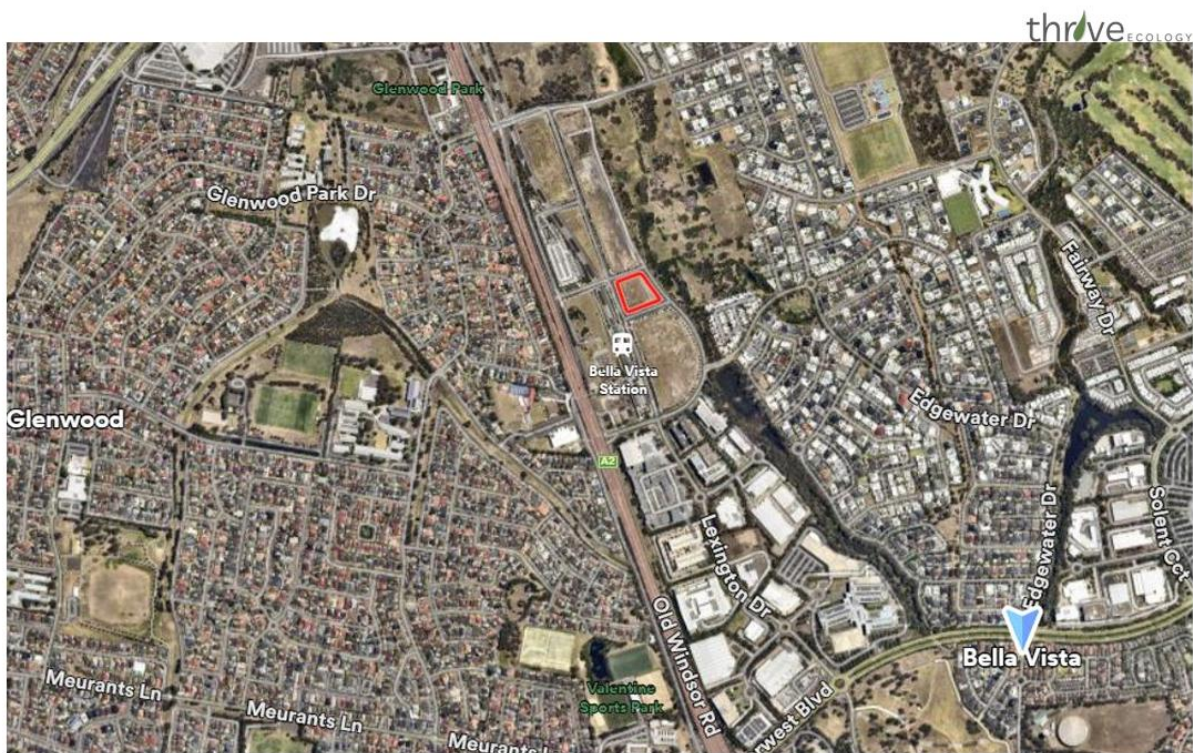


Figure 1-1. Location map. Subject site outlines in red. Image dated 5th Dec 2025 (Nearmap 2025)

Figure 1 Location Map



Figure 1-2. Subject site.(Beam Planning 2025)

Figure 2 Site Map

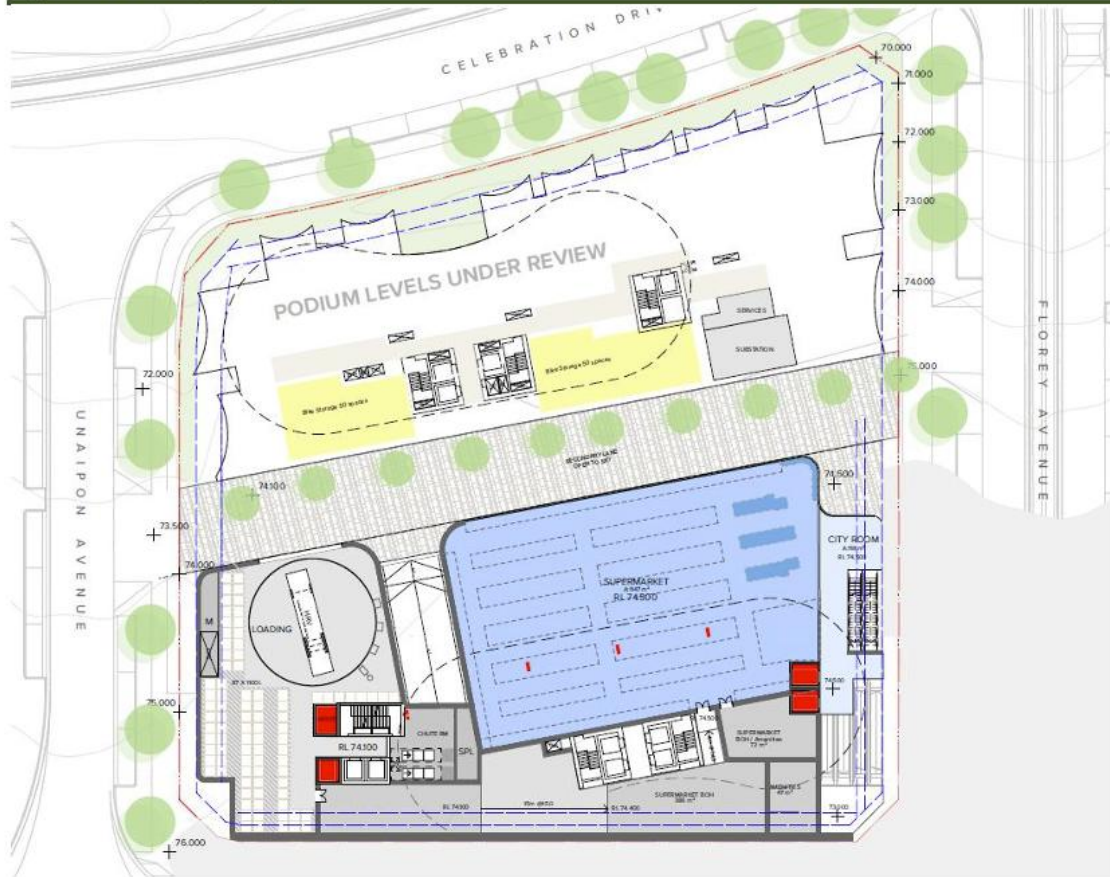


Figure 5-1 Subject site (Ground level) refer to detailed plans for the layout for all floors.

Figure 3 Proposed Site Plan