

Department of Planning, Housing and Infrastructure



Ref: Bella Vista Shop-Top Housing HDA Early Works (SSD-96580210)

Beam Planning

7.01, 60 Carrington Street,

SYDNEY, NSW 2000

1 May 2026

Subject: Bella Vista Shop-Top Housing HDA Early Works (SSD-96580210) – Request to waive requirement to prepare a Biodiversity Development Assessment Report

Dear Ms Batten,

I refer to your correspondence dated 5 March 2026, 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 has made the determination is attached (dated 27 March 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.

If you have any enquiries, please contact Nicholas Beck on (02) 9995 5190 or via email to nicholas.beck@dpi.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read "Silvio Falato".

Silvio Falato

Team Leader, Housing Delivery Assessments

As delegate of the Planning Secretary

Encl: BCS of NSW DCCEEW determination