

Our ref: Early Works for Shop Top Housing development with affordable housing at Crown Street and Gladstone Avenue, Wollongong (SSD-97973958)

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Mr Eddy Haddad  
Director, Wollongong Developments No 5 Pty Ltd  
Suite 210, 531-533 Kingsway  
Miranda NSW 2228

19 February 2026

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**Subject: Early Works for Shop Top Housing development with affordable housing at Crown Street and Gladstone Avenue, Wollongong (SSD-97973958) – Request to waive the requirement for a Biodiversity Development Assessment Report under the *Biodiversity Conservation Act 2016***

Dear Mr Coulumbis

I refer to your correspondence dated 20 January 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 located at 357 - 363 Crown Street, 2 and 4 Gladstone Avenue, Wollongong.

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.”*

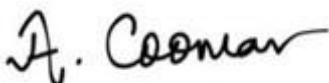
This letter is to confirm that the Secretary of the Department of Planning, Housing and Infrastructure has determined that the proposed development as described above is not likely to have any significant impact on biodiversity values and that a BDAR is therefore not required to accompany any application 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 12 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 Victor Casasanta on 02 8289 6615 or via email to [victor.casasanta@dpie.nsw.gov.au](mailto:victor.casasanta@dpie.nsw.gov.au).

Yours sincerely,



Aditi Coomar  
**Team Leader**  
**Affordable Housing Assessments**  
**As delegate of the Planning Secretary**

Encl: CPHR of NSW DCCEEW determination