



Your ref: SSD-99727456
Our ref: DOC26/147984

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

23 March 2026

Subject: Request to waive requirement for BDAR under s.7.9 of the Biodiversity Conservation Act 2016 – Shop-top housing at 26-30 Campsie Street and 1 Assets Street, Campsie (SSD 99727456)

Dear Caitlin,

I refer to the request from NASCON Pty Ltd to waive the requirement for a biodiversity development assessment report (BDAR) to be submitted with the State significant development for Shop-top housing at 26-30 Campsie Street and 1 Assets Street, Campsie.

The information provided by the applicant has been reviewed, and it has been determined that, based on the information provided in the BDAR waiver application dated 3 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.

The determination is attached for you to provide to the applicant.

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 (DCCEE), 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 located at 26-30 Campsie Street and 1 Assets Street, Campsie (SSD-99727456) 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

23 March 2026

Susan Harrison

Senior Team Leader

Conservation Programs, Heritage & 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-99727456 Shop-top housing at 26-30 Campsie Street and 1 Assets Street, Campsie seeks consent to demolish the existing structures and construct a new shop-top housing development comprising 116 units, 153 car spaces, with childcare and retail as detailed in the BDAR waiver request prepared by Anderson Environmental Pty Ltd dated 3 March 2026.

Refer to:

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

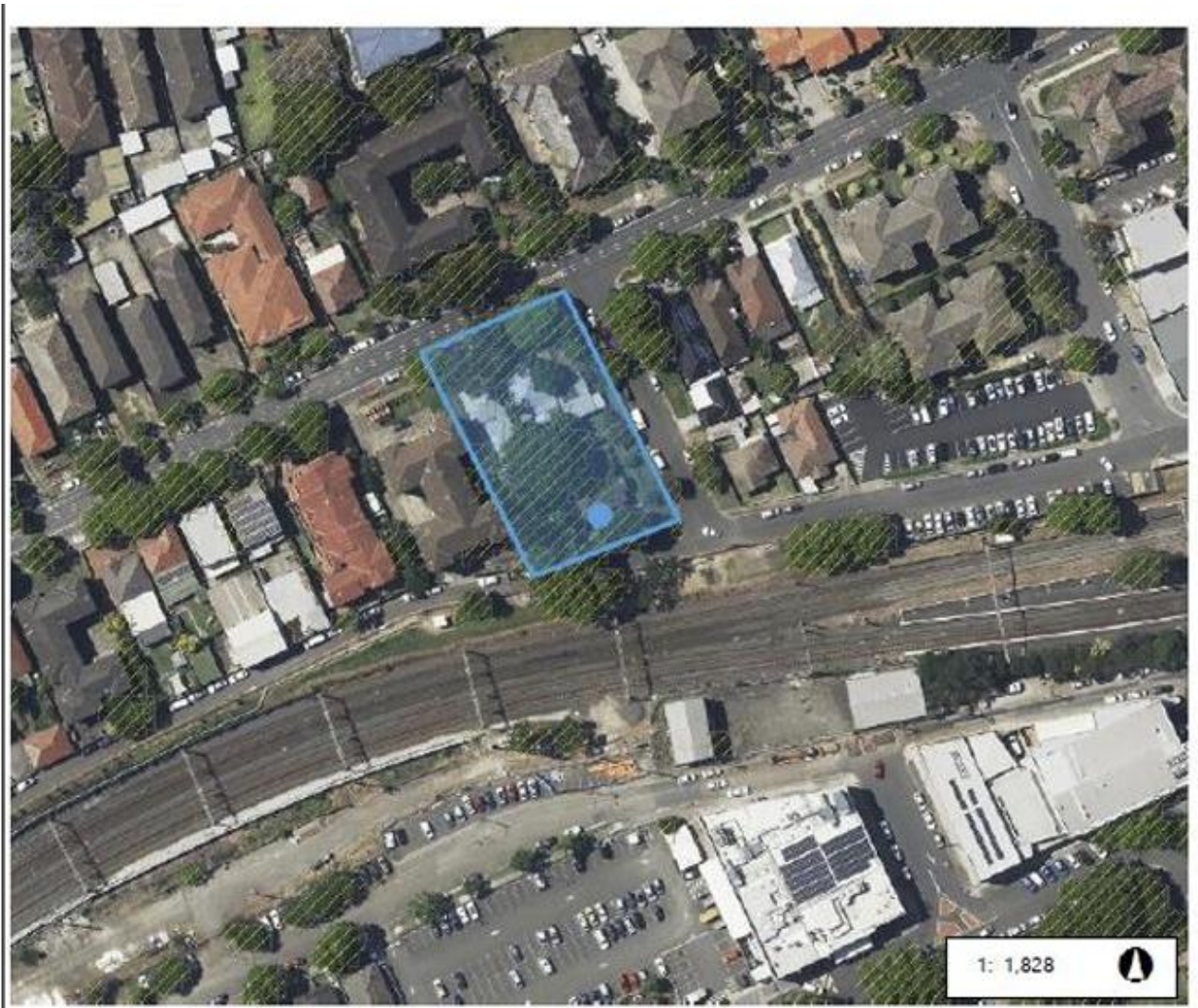


Figure 1 Location Map

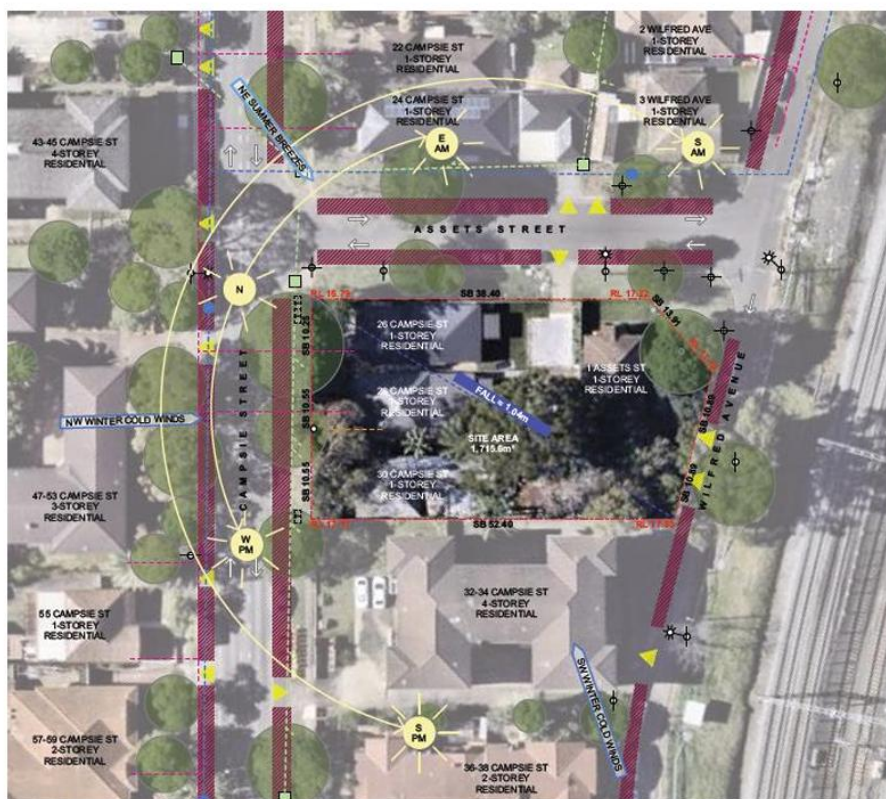


Figure 2: Location map

Figure 2 Site Map

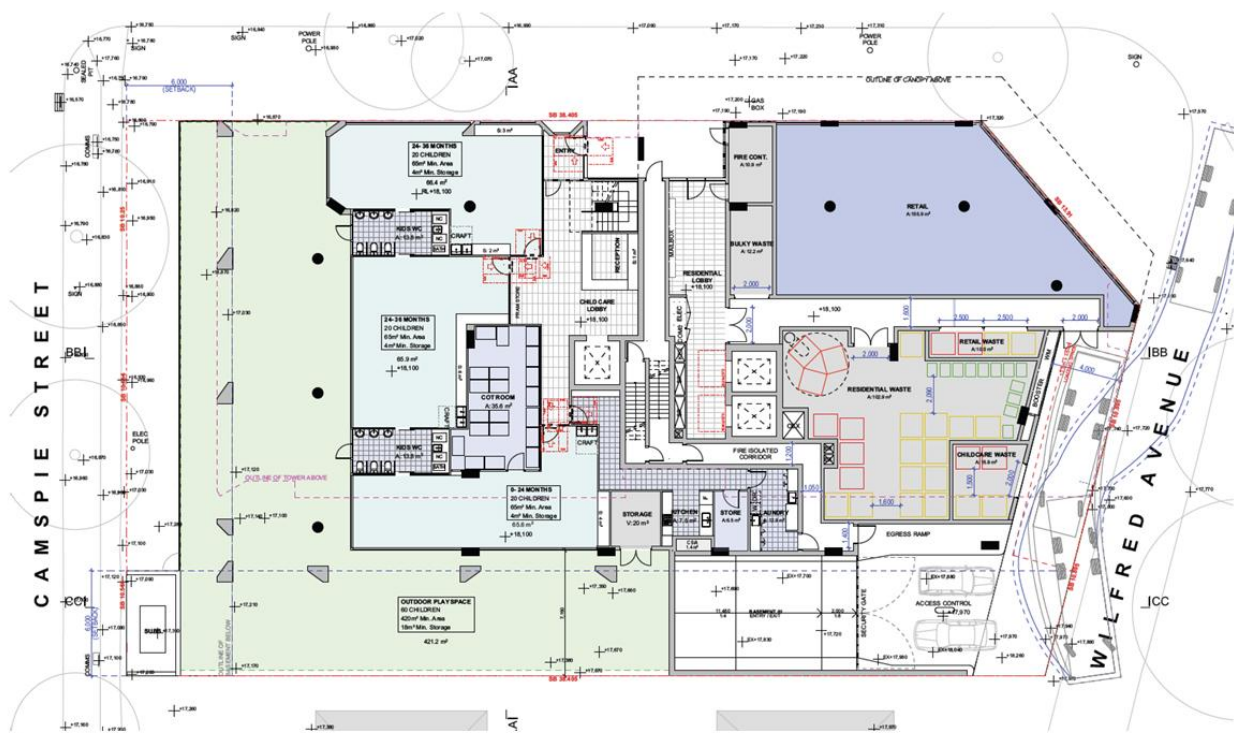


Figure 1: Site map

Figure 3 Proposed Development