



Your ref: SSD-99910476
Our ref: DOC26/64413

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

20 February 2026

Subject: Request to waive requirement for BDAR under s.7.9 of the Biodiversity Conservation Act 2016 – Early Works at 17-24 Loftus Crescent, Homebush (SSD-99910476)

Dear Caitlin,

I refer to the request from Homebush Developments No. 1 Pty Ltd to waive the requirement for a biodiversity development assessment report (BDAR) to be submitted with the State significant development application for Early Works at 17-24 Loftus Cr, Homebush (SSD-99910476).

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 28 January 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 & Regulation Group (CPHR). The decision report should not be provided to the applicant without CPHR approval.

If you have any further questions about this issue, please contact our Central Metropolitan Planning Team at rog.gsrplanning@environment.nsw.gov.au.

Yours Sincerely

Kerry Richardson

**Director, Conservation Planning and Assessment
Conservation Programs, Heritage and Regulation**

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

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

I, Kerry Richardson, Director Conservation Planning and Assessment, 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-99910476) located at 17-24 Loftus Cr, Homebush, 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.



20 February 2026

Kerry Richardson, Director

Conservation Planning and Assessment Branch

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-99910476 for Early Works at 17-24 Loftus Crescent, Homebush seeks early works to support a separate mixed use development, including the demolition of all existing structures and removal of trees, remediation of the land, shoring and bulk excavation works and augmentation of services infrastructure as detailed in the BDAR waiver request prepared by Narla Environmental Pty Ltd dated 28th January 2026.

Refer to:

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



Figure 1 Location Map



Figure 2 Site Map

DKO DISCLAIMER: THIS DRAWING IS FOR EARLY WORKS BULK EXCAVATION COORDINATION ONLY.
INFORMATION SUBJECT TO FURTHER CONFIRMATION BY CIVIL AND STRUCTURAL ENGINEER.

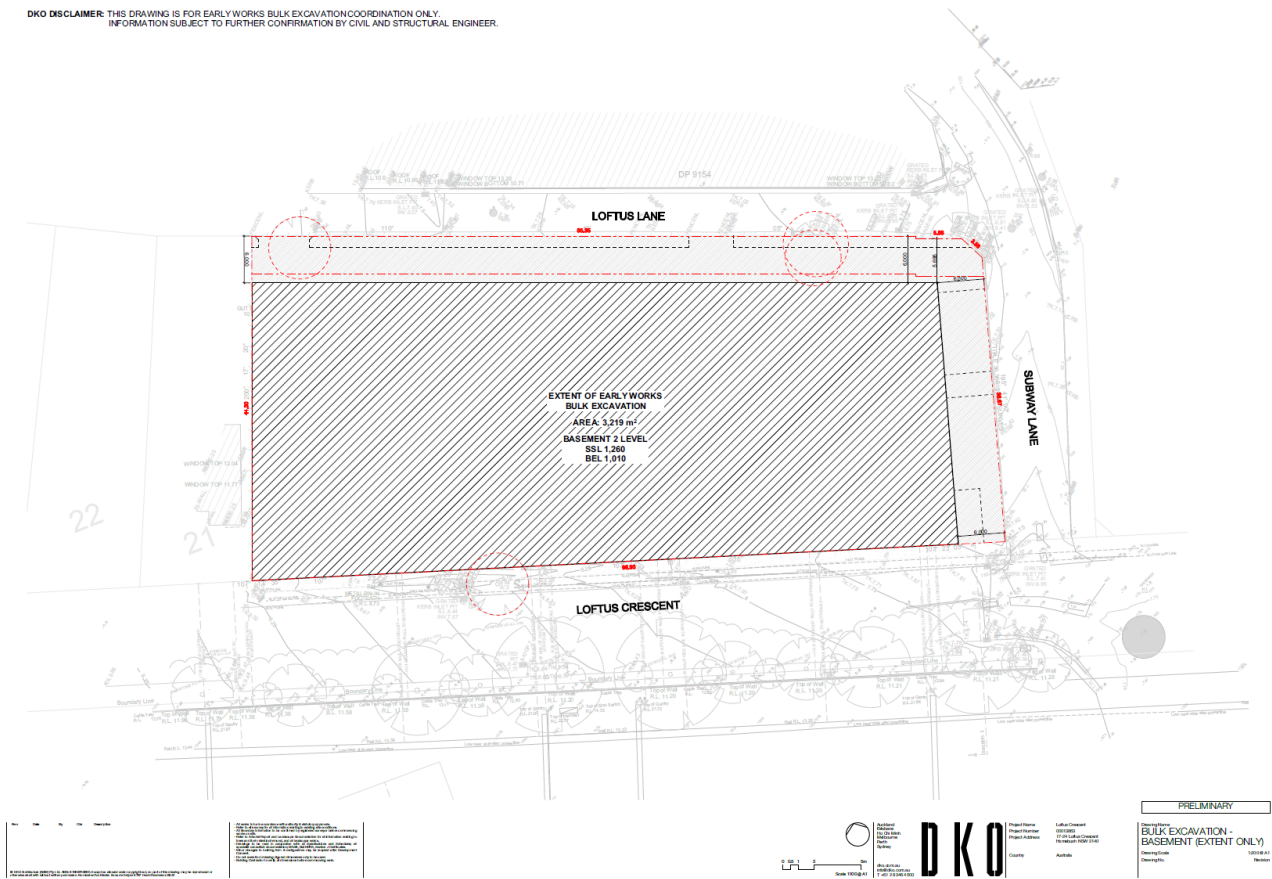


Figure 3 Proposed Site Plan