

***Determination under section 7.9(2) of the Biodiversity Conservation Act 2016***

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I, Louisa Clark, Director Greater Sydney, of the Department of Climate Change, Energy, the Environment and Water, under section 7.9(2) of the *Biodiversity Conservation Act 2016*, consider that the proposed SSD-77175998 - shop top housing development with infill affordable housing at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction is not likely to have any significant impact on biodiversity values. Therefore, a Biodiversity Development Assessment Report is not required.

Proposed development means the development as described in DOC25/71463 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



4/03/2025

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**Louisa Clark**  
**Director**  
**Greater Sydney**  
**Regional Delivery Conservation Programs, Heritage, and Regulation Group**

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**Date**

## SCHEDULE 1 – Description of the proposed development

The State Significant Development Application (SSDA) SSD-77175998 proposes the construction of a shop top housing development with associated works, as detailed in the BDAR waiver request, prepared by Eco Logical Australia Pty Ltd (ELA), dated 16 January 2025.

Refer to:

- Figure 1 Location Map
- Figure 2 Site map
- Figure 3 The Site
- Figure 4 Proposed concept plan
- Figure 5: Validated vegetation mapping and fauna habitat within the vicinity of the study area (ELA 2024).

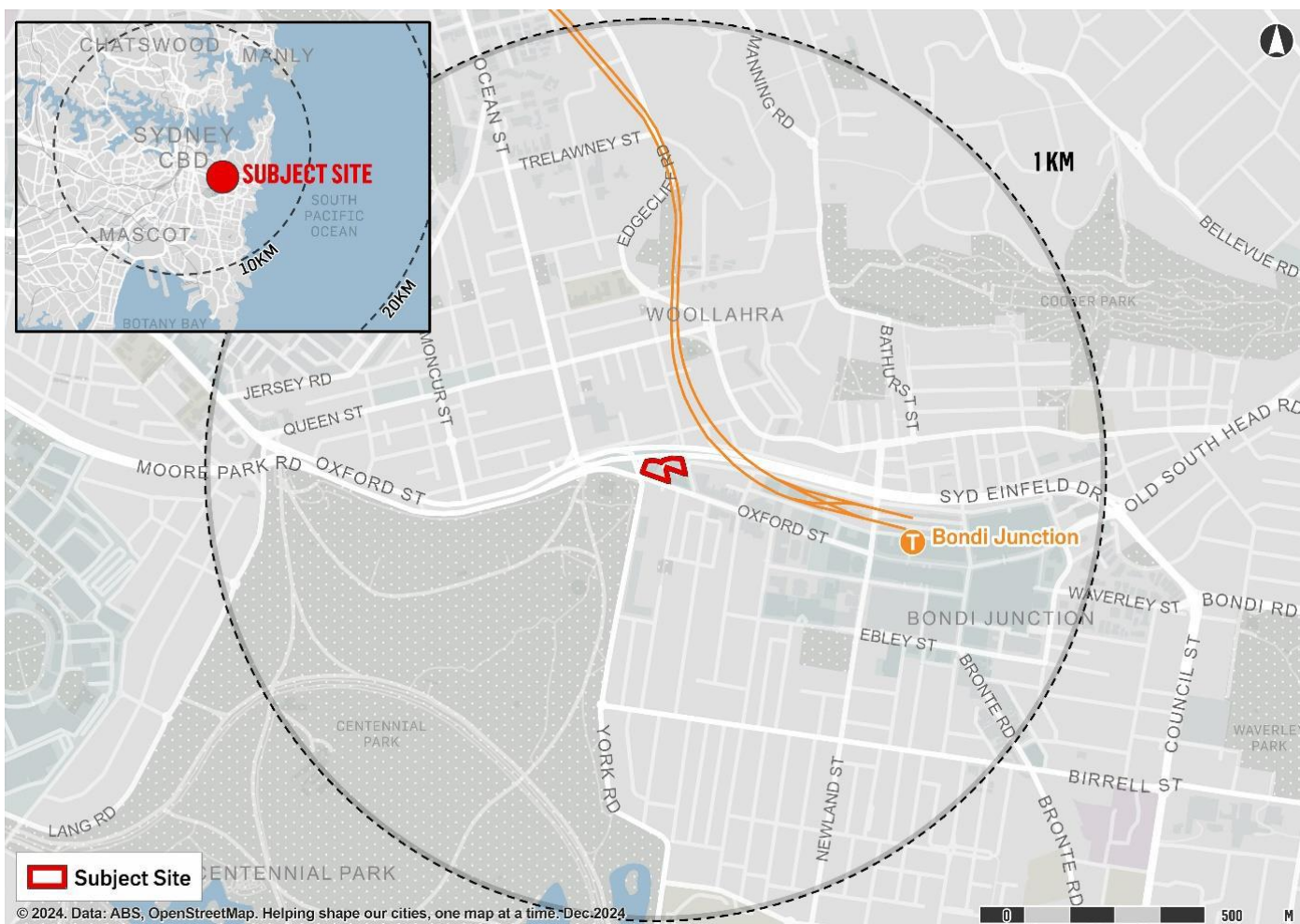


Figure 1 Location Map



Figure 2 Site map



Figure 3 The Site

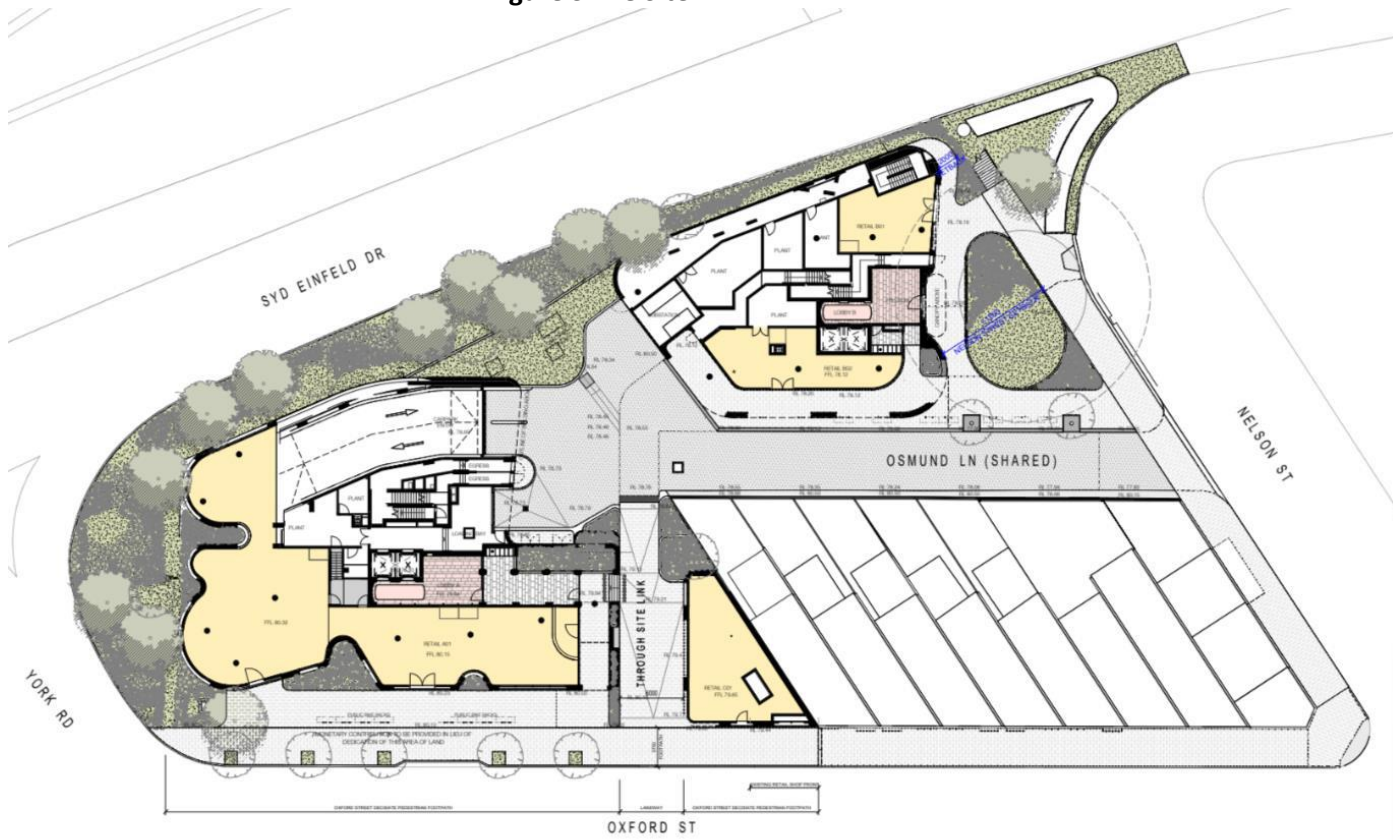


Figure 4 Proposed concept plan



Figure 5: Validated vegetation mapping and fauna habitat within the vicinity of the study area (ELA 2024)