

Our ref: Mixed use development with infill affordable housing – Oxford and Verona Street, Paddington (SSD-87245208)

Mr David Deeson
Director
17 Oxford St Pty Ltd
Level 2, 60 Martin Place
Sydney NSW 2000

13 November 2025

Subject: Mixed use development with infill affordable housing – Oxford and Verona Street, Paddington (SSD-87245208) – Request to waive the requirement for a Biodiversity Development Assessment Report under the *Biodiversity Conservation Act 2016*

Dear Mr Deeson

I refer to your request dated 24 September 2025, seeking 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 (Director) has made the determination is attached (dated 12 November 2025).

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.

Department of Planning, Housing and Infrastructure



Should you have any further enquiries, please contact Nathan Stringer on (02) 9995 5531 or via email at nathan.stringer@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "A. Coomar".

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

Encl: CPHR of NSW DCCEEW determination

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

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 87245208) seeking consent for the partial demolition of existing structures and construction of a Mixed-use Development incorporating Infill Affordable Housing on the corner of Verona and Oxford Streets, Paddington 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 DOC25/926114 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



12/11/2025

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

Date

SCHEDULE 1 – Description of the proposed development

The State Significant Development Application (SSD 87245208) proposes demolition works and construction of a mixed-use development comprising shop top housing over commercial premises, as detailed in the BDAR waiver request, prepared by, AEP Pty Ltd, Revision 01, dated 24 September 2025.

Refer to:

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



Figure 1 Location Map

