

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

Mr Jack Joseph
Director
17 Oxford St Pty Ltd
Suite 1.03, 2-8 Elizabeth Street
Paddington NSW 2021

20 January 2026

Subject: Response to Submissions

Dear Mr Joseph

The exhibition of the development application and environmental impact statement (EIS) for the mixed-use development with infill affordable housing at 13-17 Oxford and 2 Verona Street, Paddington (SSD-87245208) ended on 19 January 2026.

We have placed all submissions on the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/mixed-use-development-infill-affordable-housing-oxford-and-verona-street-paddington>.

The Department is also considering the proposal as outlined in your EIS and may separately forward you a list of key issues to be addressed.

The Department requires written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021.

The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines* including *Appendix C - Preparing a Submissions Report*.

We also require a response to the issues raised by agencies in their advice. This response must be incorporated into the submissions report.

Please lodge your submissions report, including your response to the Department's forthcoming letter, by 18 March 2026 via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

Department of Planning, Housing and Infrastructure



If you have any questions, 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 for the Planning Secretary