

14 April 2026

SIA Report Addendum

13-15 & 17 Oxford Street & 2 Verona Street, Paddington

Response to submissions

Urbis Ltd (Urbis) undertook a two-phase approach to assessing social impacts to accompany the State Significant Development Application (SSDA) for the proposed redevelopment of 13-15 & 17 Oxford Street & 2 Verona Street, Paddington (the Proposal), in response to the project SEARS (SSD-87245208) (requirement #18). This comprised a Social Impact Technical Scoping Report and subsequent 'Basic' Social Impact Assessment (SIA), which was included as a chapter within the Environmental Impact Statement (EIS) dated 21 November 2025.

During the SSDA Response to Submissions stage, the Department of Planning, Housing and Industry (DPHI) and the Office of the 24-Hour Economy Commissioner provided submissions raising issues relevant to the SIA.

This Addendum is to be read in conjunction with the original Social Impact Technical Scoping Report (dated 3 October 2025). It addresses matters raised in the submissions, through the provision of additional information to inform the assessment of social impacts.

Proposal submissions

Two matters of relevance to the SIA were raised through agency submissions:

1. The submission received from DPHI (dated 21 January 2026, DPHI RFI #28) requested that the Social Impact Scoping Report be updated to address the 'decampment of existing residents', and any residential amenity impacts resulting from the location of the Proposal within the Oxford Street cultural and creative precinct, late-night trading area and potential Special Entertainment Precinct.
2. The submission from the Office of the 24-Hour Economy Commissioner (dated 17 December 2025, O24HEC RFI #2) also requested an amendment to the Social Impact Technical Scoping Report to include the context of the site being within a late-night trading area and potential Special Entertainment Precinct. The Office of the 24-Hour Economy Commissioner also advised that the proposed residential units be designed to attenuate the impacts of entertainment sound from the cinema and bar spaces, as well as existing and future entertainment activity surrounding the site to provide acceptable amenity for future residents and reduce the potential for sound complaints.

These matters are addressed below.

Addendum Social Impact Assessment

Relocation of existing residents (new impact)

The site is strategically positioned in Paddington near the Sydney CBD. This location significantly enhances opportunities for work, business, and cultural engagement, making it an attractive location for densifying development. The Proposal intends to increase the supply of housing on site, including the construction of both affordable and market housing.

The redevelopment of existing residential properties requires the relocation of existing onsite residents – both owner occupiers and renters. Typically, relocation impacts are experienced more acutely by vulnerable communities or individuals who require additional support (e.g. financial, social, physical, mental).

It is acknowledged that the current housing supply on site is not affordable housing or housing otherwise identified to support vulnerable people. The current rental arrangements for existing residents on site are aligned with market rents in Paddington suburb (median \$650 weekly rent for all dwellings, ABS 2021 Census; median \$650 weekly rent for units in the past 12 months, Realestate.com 2026). It is understood that the most recent rental agreements are greater than the median weekly rent on site by approximately 16 – 25% (according to rental data provided by the Proponent, February 2026). This suggests that if tenants should wish to remain in the local area, comparable housing options are likely to be available to them.

The proponent has advised that owners have agreed to option deeds outlining the terms and conditions of the sale of their individual properties, including price. The relocation of existing residents, including owners and renters, will be arranged by the respective individuals as their tenancies end. In the circumstance where long term rental tenancies are expected to end during the Proposal's construction period, individual agreements would be made between the proponent and the respective owner and tenant.

The proponent has undertaken proactive engagement throughout the SSDA process to ensure existing residents – both on the site and in the local area – are aware of the Proposal and proposed construction timeframes. These engagement activities include the distribution of a community newsletter to all existing residents, community drop in session and enquiry lines (see Chapter 5 of EIS, dated 21 November 2025).

Since receiving the Proposal's agency submissions, the proponent has provided existing residents with additional project updates, ensuring that all existing residents are fully informed of the Proposal's status and any changes to the proposed construction timeframe. This information was shared with existing tenants and owners via a letter notification that was distributed by the site's Strata Manager, Net Strata (Letter dated 17 February 2026, RE: Tenant/Landlord Notification of timings regarding 13–15 Oxford Street, Paddington NSW 2021).

Considering the above, the proponent has demonstrated that residents have been notified of the Proposal early in the SSDA process to provide time for residents to make plans to relocate, and that communication materials have included Proposal updates and construction timelines. Ongoing communication has supported informed decision-making by existing tenants and owners.

Mitigation/enhancement and residual significance

Overall, while relocation may result in short-term disruption for residents, the alignment with local rental conditions, involvement of owners in agreeing option deeds for the sale of their individual properties, absence of identified vulnerable cohorts, and proactive engagement throughout the SSDA process are expected to mitigate long-term social impacts.

Residual significance: **Low negative – Negligible (short term)**

Potential residential amenity impacts resulting from the location of the Proposal within the Oxford Street Cultural and Creative Precinct, late-night trading area and potential Special Entertainment Precinct (new impact)

The Proposal is located within the Oxford Street Cultural and Creative Precinct, a late-night trading area, and a potential new Special Entertainment Precinct, where increased activity resulting from extended hours of use could give rise to amenity impacts on residents, such as noise and disorderly behaviour.

The mix of residential, retail, cultural, and creative uses is consistent with the strategic vision of revitalising creative industries and nighttime hubs along Oxford Street. While late-night activity has the potential to generate negative amenity impacts such as noise, these impacts are an anticipated characteristic of the precinct and are being proactively addressed through detailed acoustic assessment and management.

It is acknowledged that noise associated with late night activity is a sensitive matter in areas such as this, where there is significant late-night trading. The development has been subject to a Noise and Vibration Impact Assessment (dated 21 November 2021) by specialist acoustic technician E-Lab Acoustics. This assessment found that the predicted noise levels associated with the proposed creative and cultural uses within the site would comply with residential amenity noise triggers.

In response to the agency submissions, an assessment of licensed patron and music uses of the Ground Floor and Basement spaces against current City of Sydney and NSW Office of Liquor and Gaming requirements has been conducted by E-Lab (dated 14 April 2026), and noise mitigation measures have been determined to ensure use of the spaces are compliant with all mandatory noise emission limits. Should a Special Entertainment Precinct be introduced in the future, it is expected that applicable noise limits would not be more stringent than those currently applied. This approach supports the coexistence of residential uses with cultural and nighttime activity, while managing potential amenity impacts in a manner consistent with the desired character of the precinct.

Mitigation/enhancement and residual significance

The site currently accommodates residential use, therefore the Proposal would not result in a change of residential use on site. The Proposal provides an opportunity to deliver housing that is better equipped to reduce potential amenity impacts on future residents through detailed acoustic assessments and implementation of fit-for-purpose acoustic and design mitigation measures, as set out in the Noise and Vibration Impact Assessment (E-Lab, dated 21 November 2025) and quantitative patron and music noise assessment (E-Lab, dated 14 April 2026).

The acoustic reports from E-Lab assesses noise attenuation for residential units to be appropriate to the site location (E-Lab, dated 14 April 2026).

Therefore, the Proposal would not introduce residential uses to the site. Late-night activity is an anticipated feature of both the Proposal and the precinct, the impacts of which are being proactively managed through acoustic assessments and mitigation measures. If a Special Entertainment Precinct were introduced in the future, it is reasonable to expect that the noise controls would be no more restrictive than those currently applied for licensed venues.

Residual significance: **Low negative – negligible**

Conclusion

Overall, the assessment, findings, and recommendations of the Social Impact Technical Scoping Report (dated 3 October 2025) and subsequent Basic SIA (within the EIS, dated 21 November 2025), remain accurate.

Changes to the assessment and mitigation/enhancement measures to reflect feedback from the DPHI and the Office of the 24-Hour Economy Commissioner are outlined above. The outlined changes to the Social Impact Technical Scoping Report do not warrant undertaking a Complex SIA to supplement the Basic SIA prepared and incorporated in Chapter 6 of the EIS (dated 21 November 2025).

Best regards,

A handwritten signature in black ink, appearing to read "A. Heller".

Allison Heller

Director, Social Planning

allisonheller@urbis.com.au