

15th April 2026



Project No. P02598
Department of Planning, Housing and Infrastructure
4 Parramatta Square,
12 Darcy St,
Parramatta, NSW 2150

Engineering Lab NSW Pty Ltd
Level 11
117 York Street
SYDNEY NSW 2000
ABN: 84 647 520 634

To whom it may concern,

RE: Oxford and Verona Street, Paddington

Introduction

This letter relates to the fire safety design of the proposed Oxford and Verona Street, Paddington development which consists of mixed-use development with in-fill affordable housing located at 13-15, 17 Oxford Street and 2 Verona Street, Paddington NSW. Specifically, this letter considers fire safety design aspects that impact planning and Development Approval issues.

A review of the preliminary design has been undertaken by E-LAB Consulting based on the following received documentation:

- Architectural Drawings: [SSDA Architectural Drawings] – [Revision A], [7th – 10th April 2026] prepared by [TonkinZulaikhaGreer]
- BCA Capability Statement: [13-17 Oxford Street & 2 Verona Street – Report Reference 261066, Paddington, Sydney] – [Revision R1.1], [15th April 2026] prepared by [BCAlign]

This application seeks consent for a mixed-use development including:

- The demolition of existing structures on site, with retention of the two-storey masonry façade at 17 Oxford Street.
- Construction of a seven-storey, mixed use infill affordable housing development comprising:
 - Apartments located along the Oxford and Verona Street frontages including:
 - 47 market dwellings; and
 - 14 affordable housing dwellings, to be managed by a registered CHP for a minimum of 15 years.
- Four terraces on the existing 2 Verona Street lot.
- Cultural and creative uses (including cinema/bar) at basement and ground levels.
- Ground level retail.
- Two levels of basement car parking.
- Associated landscaping including a central ground floor courtyard and rooftop communal open space.

The fire safety design will generally satisfy the Performance Requirements of the Building Code of Australia by complying with the Deemed-to-Satisfy provisions. However, there are some aspects of the design that require further refinement through performance-based fire engineering to satisfy the Performance Requirements of the Building Code of Australia.

This includes the staged evacuation strategy from the cultural portion of the development; where the capacity of the cultural space is limited by the fire stairs which share aggregate width with the basement carpark on Basement Level 01 and Basement Level 02. It is proposed to address these variations via a Fire Engineering Performance Solution.

Conclusion

Based on our review of the project drawings the proposed development would be able to comply with the Performance Requirements of the Building Code of Australia without significant redesign to the current plans.

Yours sincerely,



Jordan Parry | Team Lead

E-LAB Consulting | Fire Engineering

jordan.parry@e-lab.com.au

0428 238 621

