

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

Submissions Report

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Project Code	P36438
Report Number	V2

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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1.1 Exhibited Project

The exhibited project specifically sought consent for:

- 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:
 - 30 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.

1.2 Overview of Proposed Amendments

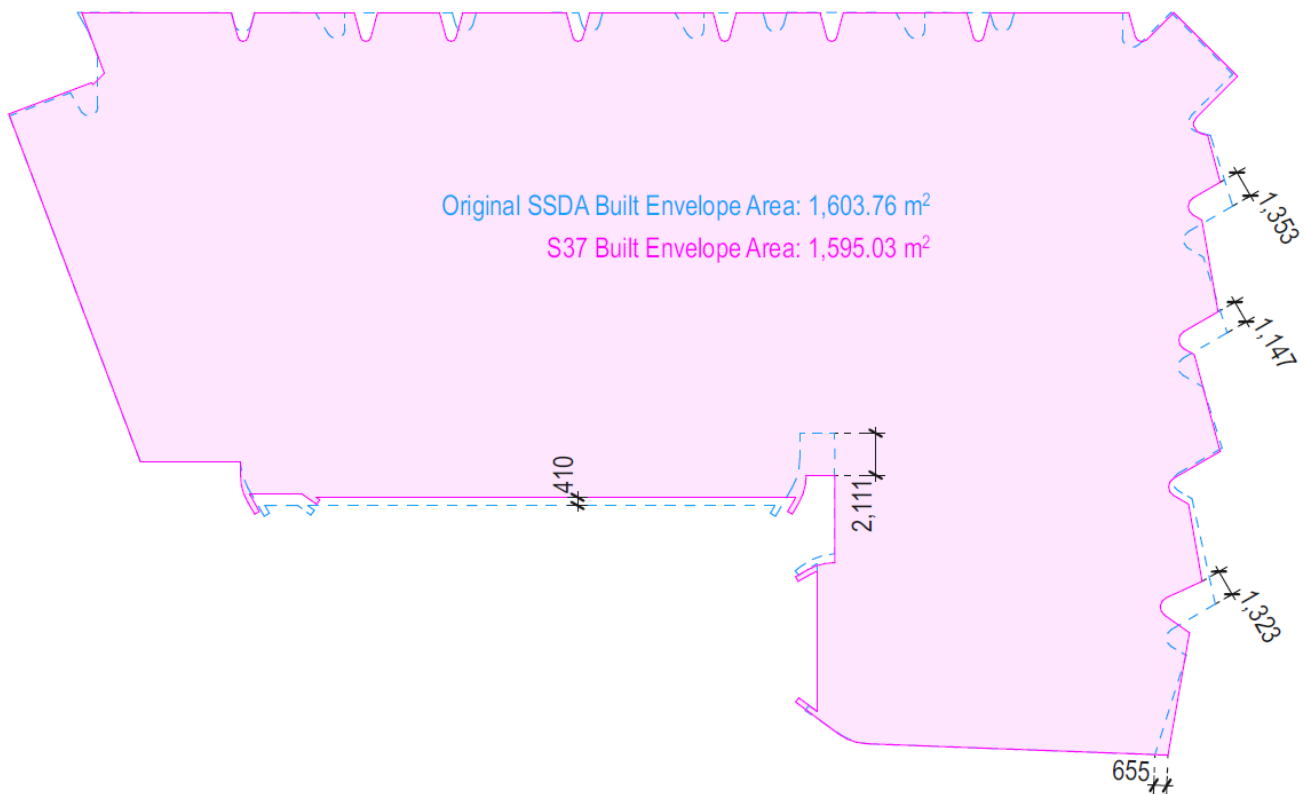
Since the public exhibition of the EIS, the Applicant has refined the proposal to address the matters raised in submissions. The proposed refinements, which represent significant improvements and reduce the environmental impacts of the scheme, include:

- Average apartment sizes have been reduced, resulting in an increased total yield (17 additional apartments), although there is no substantial change to the exhibited building bulk or envelope.
- The only minor adjustment to the envelope is a 410mm setback to the building line (reduction) relative to the exhibited scheme – refer to the figure below. Volumetrically, the refined building envelope is 0.29m³ less than the exhibited scheme.
- A third vertical circulation core has been introduced to improve access to centrally located apartments within the floorplate. Internal apartment layouts have been refined to enhance functionality and amenity. Notably the total GFA has been reduced by 433sqm.
- Building facades have been updated to respond to relocated party walls and internal planning adjustments.
- Ground floor circulation has been simplified to a single residential entry, improving legibility and access. The cultural and creative tenancy has been relocated to the north western portion of the building, with an increased overall area to strengthen activation and engagement at street level.
- Terrace geometry has been updated, including replacement of stairwell windows in Terraces C and D with skylights, introduction of lockable sliding gates to laneway entrances and provision of retractable awnings to rooftop terraces. Terraces A and B have also been refined in form to improve solar access.
- The waste servicing strategy has been reconfigured, including revised chute planning and access arrangements.
- End of trip facilities are now provided on Basement Level 3, separated from the cultural and creative tenancy.
- Car parking provision across Basement Levels 1 and 2 has been increased to 58 spaces (reflecting the increased apartment count) and two additional accessible parking spaces on Basement Level 2.
- Associated storage areas for apartments have been allocated within basement levels. The driveway width has been reduced to 6.5m, improving efficiency while maintaining safe pedestrian egress via a dedicated swing door. The previously proposed wellness area has been relocated to the Level 7 communal open space.

- The loading dock design has been refined in response to Council comments. Changes include an increased turntable diameter (13m), relocation of building services outside the loading area and adjustments to ramp gradients and clearances to achieve a compliant 4m headroom. The vehicle waiting bay has been relocated fully within the site boundary.
- Visitor bicycle parking is now provided at the Oxford Street frontage, supporting active transport. Public domain finishes have been updated to concrete unit paving in accordance with the City of Sydney Street Design Code.
- The ground floor courtyard (communal open space) has been enhanced, with the deep soil zone cleared of encumbrances and levels raised to improve canopy planting opportunities and facilitate stormwater capture. Soil depths have been increased to support larger canopy trees, with revised species selection to achieve compliance with deep soil and urban greening objectives.
- The on site detention system has been reconfigured, with the original tank adjacent to the loading dock relocated to Level 1 and supplemented by a second tank at ground floor level, enabling improved integration with the expanded loading dock and overall site servicing strategy.

These amendments collectively respond to agency and community submissions and are reflected in the updated architectural drawings prepared by TZG (April 2026).

Figure 2 Comparison of Building Footprint



Source: TZG

Figure 3 Exhibited CGI (Oxford Street View)



Source: TZG

Figure 4 Proposed CGI (Oxford Street View)



Source: TZG

Figure 5 Exhibited North Elevation



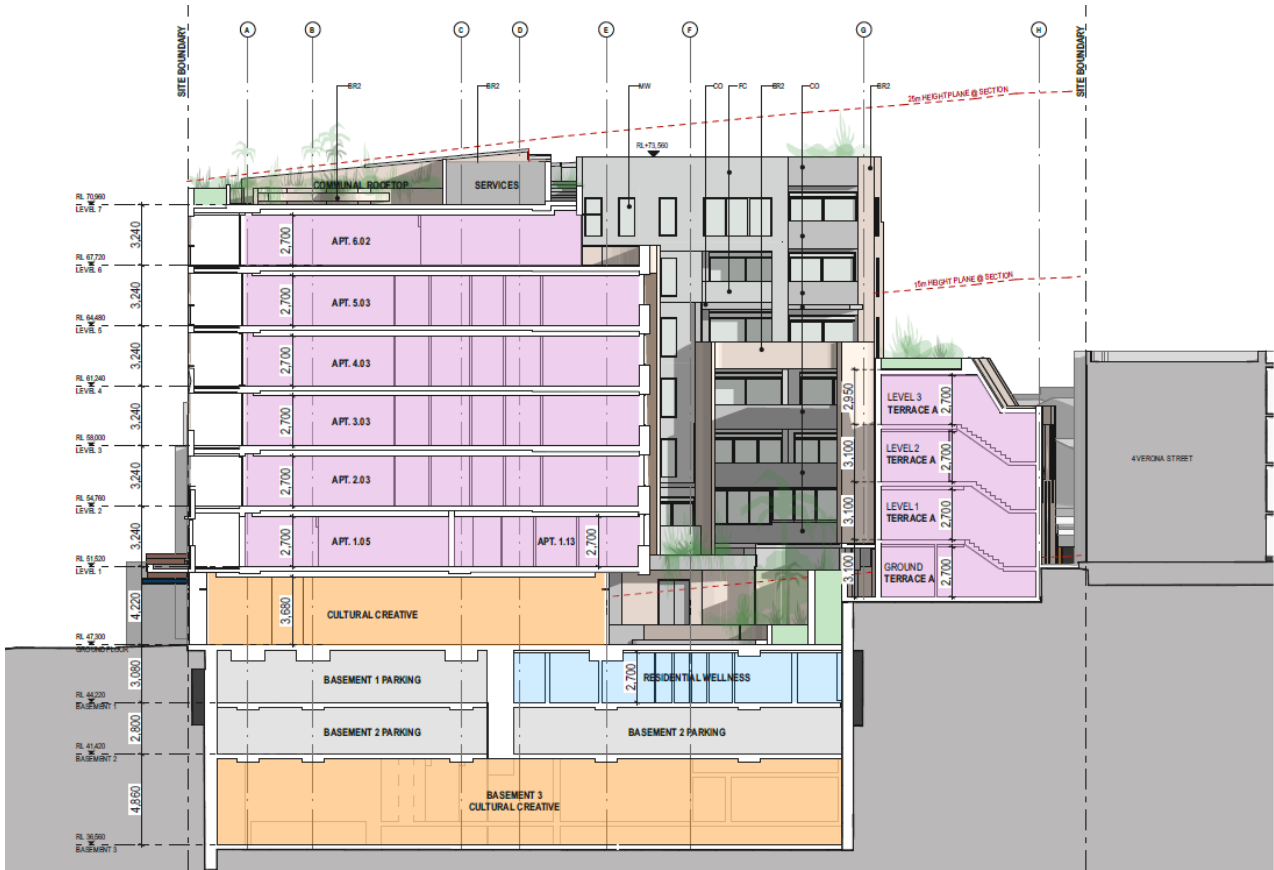
Source: TZG

Figure 6 Proposed North Elevation



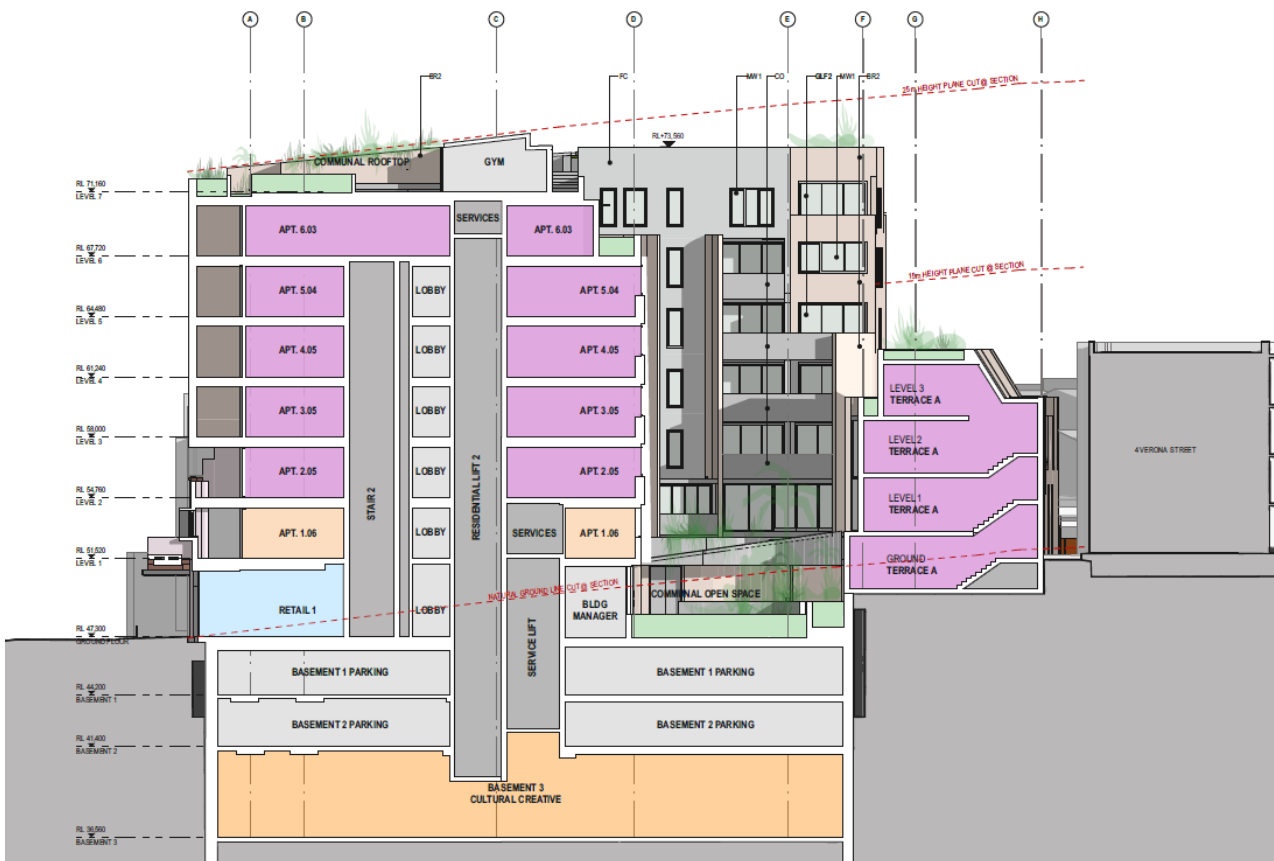
Source: TZG

Figure 7 Exhibited Section



Source: TZG

Figure 8 Proposed Section



Source: TZG

1.3 Supporting Documentation

This Submissions Report is supported by technical reports and documentation as set out in the table below:

Table 1 Supporting Documentation

Appendix	Document	Prepared By
Appendix A	Updated Mitigation Measures	Urbis
Appendix B	Updated Statutory Compliance Table	Urbis
Appendix C	Updated Architectural Plans	TZG
Appendix D	Design Report	TZG
Appendix E	Updated Landscape Plans	Wyer and Co
Appendix F	Revised Civil and Stormwater Engineering Drawings	Telford
Appendix G	Traffic Letter	JMT
Appendix H	Updated NVIA	E-Lab
Appendix I	Hydrogeological Assessment	EI Australia
Appendix	Revised Arboricultural Assessment	Jacksons Nature Works
Appendix J	Revised ESD Report	Credwell
Appendix K	Revised BASIX Certificate	Credwell
Appendix L	Revised Waste Management Plan	Elephants Foot
Appendix M	SIA Cover Letter	Urbis
Appendix N	Archaeology Cover Letter	Urbis
Appendix O	Updated BCA Compliance Letter	BCA Align
Appendix P	Updated Access Report	Purple Apple Access
Appendix Q	Updated Fire Engineering Statement	E-Lab
Appendix R	Updated Clause 4.6 Variation	Urbis

2 Analysis of Submissions

This section summarises the submissions received during the public exhibition of the SSDA, which was held from 2 December 2025 to 19 January 2026. A total of 31 submissions were received, comprising seven from government agencies (including DPHI) and 24 from members of the public, including special interest groups.

Table 2 provides a breakdown of submissions by source.

Table 2 Breakdown of Submissions

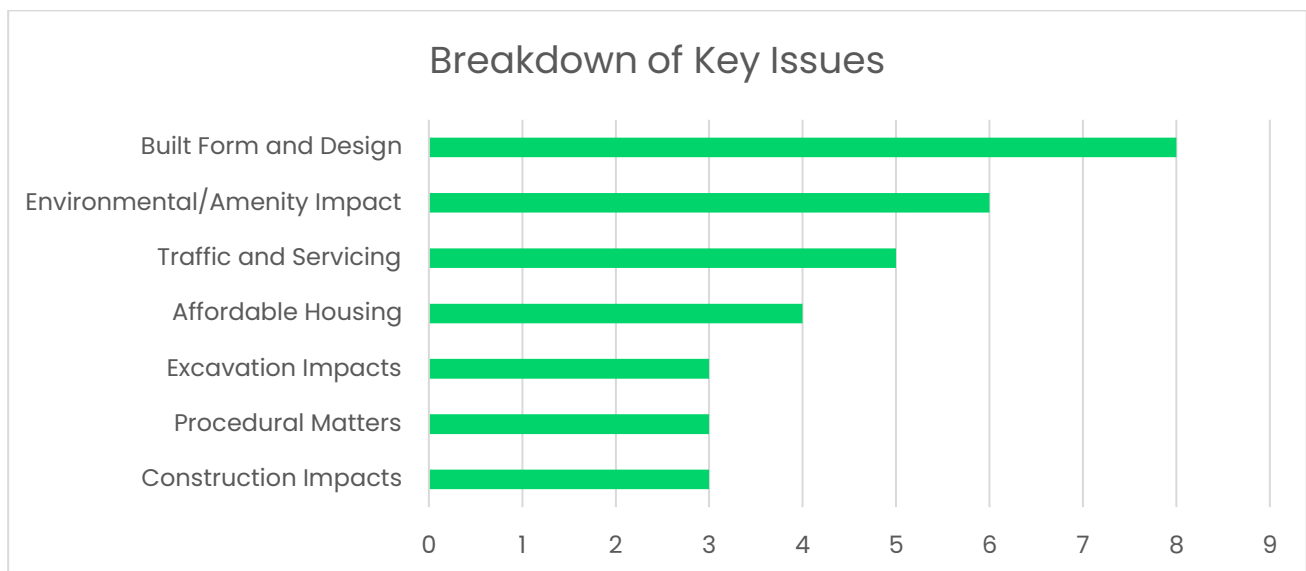
Source	Position	Number of Submissions
Public and special interest groups:	Support	12
<ul style="list-style-type: none"> ▪ Paddington Society 	Neutral / Comment	2
<ul style="list-style-type: none"> ▪ Paddington Darlinghurst Community Group 	Object	10
<ul style="list-style-type: none"> ▪ 25 Hours Hotel ▪ Beacham Hotel ▪ General public 		
Government Agencies:	Support	Nil
<ul style="list-style-type: none"> ▪ City of Sydney Council 	Neutral / Comment	6
<ul style="list-style-type: none"> ▪ Transport for NSW ▪ DCCEEW ▪ Heritage Council of NSW ▪ 24-Hour Economy Commissioner ▪ Ausgrid ▪ Sydney Water 	Object	1

A detailed response to each submission is provided in **Section 4** of this report. The key thematic issues raised through the submissions include, but are not limited to, the following:

2.1 Public and Special Interest Submissions

This section provides a thematic breakdown of submissions received from the public and special interest groups. The bar chart illustrates the frequency with which specific issues were raised. Responses to each key issue are outlined in Section 4.2.

Figure 9 Breakdown of Key Issues Raised



2.2 Council and Agency Submissions

A total of six submissions were received from government agencies (including Council) during the public exhibition of the SSDA. A summary of these submissions is provided in the table below:

Table 3 Summary of Agency submissions

Source	Key Comments
City of Sydney Council	<ul style="list-style-type: none"> ▪ Council is of the view the proposal does not comply with Clause 6.60D(4)(a) of the Sydney Local Environmental Plan 2012. ▪ The Affordable Housing component should meet the minimum requirements set out in the City of Sydney Affordable Housing Program. ▪ The design does not adequately address noise impacts from Oxford Street while also providing natural / cross ventilation in accordance with the NSW ADG. ▪ The Verona Street terraces require resolution on setback, privacy and amenity matters. ▪ The proposal has insufficient information to assess solar impacts on some neighbouring dwellings. ▪ Insufficient information is provided on materials, finishes and glazing to demonstrate 'design excellence'. ▪ Access to communal open space relies on inadequate lift access. The status of ground level open space also requires clarification. ▪ Deep soil provision is below DCP requirements, landscaping on structure is likely not viable. ▪ The proposed drainage design is unsuitable and must be revised, supported by updated hydraulic modelling and stormwater quality reporting. ▪ The proposal exceeds 'maximum' LEP car parking rates. ▪ Resident and visitor bicycle parking is insufficient and requires redesign, along with end of trip facilities. ▪ The waste and loading arrangements are inadequate, including turntable size, truck access, chute design, bin movement and storage and collection logistics.
Transport for NSW	<ul style="list-style-type: none"> ▪ TfNSW supports the proposed civil works on Oxford Street, subject to conditions. ▪ All buildings and structures must remain within the site boundary, with any awnings setback at least 0.6m from the kerb. ▪ No new driveways are supported on Oxford Street. Any existing driveways must be removed and replaced with kerb and gutter. ▪ A Construction Pedestrian and Traffic Management Plan must be prepared in consultation with TfNSW and approved before any construction works commence.
DCCEE Water Group	<ul style="list-style-type: none"> ▪ Quantify the groundwater take from aquifer interference activities and complete a groundwater impact assessment, should the water take exceed 3ML per year. ▪ Confirm the dewatering infrastructure required.
Heritage Council of NSW	<ul style="list-style-type: none"> ▪ Clarification is needed on whether piling is proposed and how deep excavation will be near Busby's Bore, particularly below 2 Verona Street and at the rear of 13-15 Oxford Street. ▪ Further explanation is required for areas classified as 'nil-low' archaeological potential, including the risk of deeper works affecting intact remains. ▪ An assessment is requested of construction vibration impacts on Busby's Bore, including any mitigation measures required to prevent damage.

Source	Key Comments
24-Hour Economy Commissioner	<ul style="list-style-type: none"> ▪ The proposed cinema and bar align with Council’s cultural and entertainment objectives and the NSW 24-Hour Economy Strategy, given the site’s location in a future Special Entertainment Precinct. ▪ Residential apartments must be designed to manage entertainment noise from on site uses and surrounding late night activity, to protect future resident amenity and reduce the potential for complaints. ▪ The current Noise and Vibration Assessment does not adequately assess the proposal against the DCP controls or the November 2024 SEP discussion document. ▪ The EIS, Social Impact Assessment and Noise and Vibration Impact Assessment is to be updated to acknowledge the site’s future Special Entertainment Precinct context.
Ausgrid	<ul style="list-style-type: none"> ▪ Underground and overhead Ausgrid infrastructure is located near the site and must be protected during construction. ▪ A nearby Ausgrid kiosk substation must be protected by ensuring adequate separation between substation ventilation openings and any building air intake, exhaust or ventilation openings, in line with relevant standards and a minimum 6m separation. ▪ New driveways must be located at least 1.5m from existing power poles to allow for future pole replacement, unless otherwise agreed with Ausgrid.
Sydney Water	<ul style="list-style-type: none"> ▪ Clearly show where Busby’s Bore is located and how deep it is and confirm it is safely separated from basement works. ▪ Provide a construction method to Sydney Water explaining how Busby’s Bore will be protected during construction and ongoing use. ▪ Water and wastewater services are expected to be available, subject to detailed design. ▪ Full servicing requirements will be confirmed at the Section 73 application stage.

3 Actions Taken Since Exhibition

In response to the issues raised during the public exhibition, the proposal has been refined. The amendments and additional work undertaken are intended to address matters raised by government agencies, Council, community organisations and members of the public.

This section outlines the changes made to the proposal following exhibition and summarises the additional technical assessments undertaken in response to the submissions identified in **Section 2**.

3.1 Further Engagement

On 15 January 2026, the Applicant met with DPHI to discuss the proposal and agree on next steps. During this meeting, several proposed amendments to the project were reviewed and discussed. Following the meeting, the proposed changes were further refined through email correspondence. DPHI subsequently provided in principle agreement for the Applicant to proceed with the refined proposal.

A meeting was held with the City of Sydney on 10 March 2026 to discuss stormwater and civil design matters, informing subsequent refinements to the proposal.

On 8 April 2026, a meeting was held with DCCEEW in relation to groundwater seepage. DCCEEW reviewed the Groundwater Seepage Analysis prepared by the project team in response to its earlier comments (DCCEEW referral letter dated 11 December 2025) and confirmed it would undertake a detailed review and provide recommended conditions to support the proposed drained basement approach as part of its assessment of this Response to Submissions.

3.2 Refinements to the Project

As a result of the issues raised during exhibition, and through the ongoing design development process, the proposal for which consent is sought has been refined.

- A high level summary of the changes is provided in **Section 1.2** of this report.
- A detailed list (level by level) of the changes is provided in **Section 5.1** of this report.

3.3 Additional Impact Assessment

Additional assessments have been prepared to respond to the issues raised within the submissions and as a consequence of the project amendments. A full list of revised and updated reports and plans can be found at **Table 1** above.

4 Detailed Response to Submissions

This section provides a detailed summary of the Applicant’s response to the issues raised in submissions, together with the additional information and clarifications requested by DPHI.

4.1 Response to Government Submissions

Table 4 Response to Government Submissions

Summary of Issue Raised	Response
NSW DPHI (Preliminary)	
<p><i>Amenity of affordable units</i></p> <p>1. Amenity of affordable housing is disproportionate to market units. For example, only 20% of affordable units are cross ventilated (compared to 80% of market units), none are adaptable, and their location at Level 1 would result in the units being more noise affected and reliant upon air conditioning for ventilation. Based on gross floor area (GFA) calculations, affordable units do also not appear to have access to rooftop communal open space or basement gym/recreational facilities. You must explore and demonstrate opportunities to ensure equitable amenity to residents, including options to reallocate the affordable housing units.</p>	<p>An update to the affordable housing component of the development has been undertaken to address amenity concerns and demonstrate equitable outcomes.</p> <p>While there is no statutory requirement for affordable housing within a mixed development to independently achieve Apartment Design Guide compliance with regard to cross ventilation and solar access, the design has nonetheless been refined to improve amenity outcomes where feasible.</p> <p>The plans have been updated to incorporate two adaptable affordable dwellings, improving accessibility and long term housing flexibility.</p> <p>All affordable dwellings have full access to communal facilities, including the rooftop pool, rooftop communal open space and the ground floor (residents only) communal courtyard and garden.</p> <p>There is no planning or management basis under which access to communal facilities is restricted by tenure. The affordable offering covers studios, one bedroom, two bedroom and three bedroom units, ensuring that affordable housing stock is varied and diverse and that the amenity of the project is available to all household types.</p>
<p><i>Main EIS document</i></p> <p>2. Table 6: calculations presented in the table demonstrate the provision of 49 apartments, however only 48 apartments are proposed. It appears that apartment 5.01 (a 2-bed split over levels 5 and 6) may have been counted twice. Clarify.</p>	<p>Consistency between all documents has been confirmed to ensure accuracy. 61 apartments are proposed.</p>
<p><i>Cultural and creative use</i></p> <p>3. Clarify how the 91 m2 ground level retail floor space marked 'cultural and creative' would constitute cultural and creative purposes, in accordance with cl. 6.60D(11) of the Sydney Local Environmental Plan 2012 (Sydney LEP 2012).</p>	<p>The ground level space was incorrectly labelled as 'retail' on the plans. The space is not intended to operate as a standalone retail tenancy.</p> <p>The space is designed to function as an integral component of the cinema use, accommodating the cinema lobby, ticketing, hospitality offering and bar facilities directly associated with the operation of the cinema.</p> <p>These functions directly support film exhibition and audience engagement and cannot be separated from the broader cultural and creative use of the tenancy. Clause 6.60D(11) of the Sydney LEP 2012 defines cultural or creative purpose as meaning "a purpose involving live</p>

Summary of Issue Raised	Response
	<p><i>entertainment, music, performing arts, film or television, media, advertising, fine arts and craft, photography, publishing, fashion, industrial or graphic design, and includes museums or archives related to a cultural or creative purpose”.</i></p> <p>The proposed use of this space, as a lobby and support facility for a cinema, falls squarely within this definition as a purpose involving film or television. Accordingly, the space is to be used wholly for cultural and creative purposes within the meaning of cl. 6.60D(11) and is not available for standalone retail use. The labelling error has been corrected on the refined drawings.</p>
<p><i>GFA calculations</i></p> <p>4. GFA diagrams: clarify GFA calculations for the building at 13-15 and 17 Oxford St, noting that the annotated diagrams demonstrate total GFA of:</p> <p>(a) residential (market): 6,098 m² (30 m² less than noted in Table 6 of the EIS)</p> <p>(b) residential (affordable): 1,445 m² (38 m² less than noted in Table 6 of the EIS)</p>	<p>Refer to the updated GFA schedule.</p> <p>The GFA figures shown in Drawing A500 for the main building at 13-17 Oxford Street were 6,128sqm (residential market) and 1,483sqm (residential affordable).</p> <p>These figures do not correspond to those cited in the RFI, and there is no discrepancy between TZG’s GFA diagrams and the figures presented in the EIS.</p> <p>The apparent discrepancy may arise from the structure of Table 6 of the EIS, which presents the total residential GFA of 6,911sqm as the sum of the main building GFA at 13-17 Oxford Street and the Terraces A, B C and D combined GFA of 783sqm. These are separate components of the project and are correctly added in the table.</p> <p>A further possible source of confusion is that the ground floor GFA diagrams did not previously annotate the residential and affordable housing lobby areas. Drawing A500 has been updated to include these notations, which may resolve the apparent shortfall identified in the RFI.</p> <p>Notwithstanding this, the design has been refined in response to the RFIs. Therefore, the GFA for the proposal has been reduced from 10,591sqm to 10,158sqm. This is due to the removal of the Wellness from Basement 1, that has been moved to the rooftop, inclusion of the third lift core to service the additional apartments while maintaining cross ventilation and increased area allowances for the loading dock and OSD infrastructure, including a second OSD tank.</p> <p>GFA figures have been updated across all documentation to reflect the refined scheme.</p>
<p>5. Should GFA calculations change in line with the above, demonstrate that a minimum 12.5% affordable GFA is provided in accordance with Chapter 2 of State Environmental Planning Policy (Housing) to achieve the 25% bonuses to FSR and building height controls.</p>	<p>Refer updated GFA Schedule. The requisite affordable housing has been provided:</p> <ul style="list-style-type: none"> ▪ Required (12.5% of max. permissible GFA): 1,476sqm. ▪ Provided: 1,481sqm (complies).
<p>6. Clarify residential (affordable) GFA calculations, noting:</p> <p>(a) calculations within communal circulation areas must be proportionate to the types of residential served (i.e. GFA should not be calculated as 50/50 affordable/market if it is serving a 20/80 mix). For example, circulation within the eastern residential foyer serves 5 affordable units</p>	<p>(a) Calculations within the communal circulation areas have been updated to be proportionate to the number of types of dwellings, so they are proportionate to the percentage of apartments they serve.</p> <p>(b) Objective 4E-1 of the Apartment Design Guide seeks to ensure apartments are provided with appropriately sized private open space to enhance residential</p>

Summary of Issue Raised	Response
<p>compared to 9 market units, and the western foyer serves 9 affordable units (containing 11 bedrooms) compared to 21 market units (containing 58 bedrooms); and the western foyer serves 5 affordable units (containing 7 bedrooms) compared to 9 market units (containing 25 bedrooms).</p> <p>(b) it must be demonstrated that all balconies included in the calculations would constitute GFA.</p>	<p>amenity. The Design Criteria set minimum balcony dimensions based on apartment size and bedroom numbers.</p> <p>The ADG recognises that in certain circumstances, including proximity to road and rail noise and heritage and adaptive reuse contexts, traditional open balconies may not be appropriate. In such situations, winter gardens are expressly identified as an acceptable alternative form of private open space. In this proposal, winter gardens are provided to apartments on Level 1. All wintergardens meet the required minimum sizes set out ADG design criteria.</p> <p>Under the LEP, gross floor area is defined as the sum of the floor area of each storey of a building measured from the internal face of external walls, and excludes, among other things, unenclosed balconies and terraces. The winter gardens proposed:</p> <ul style="list-style-type: none"> • Are fully defined by walls and operable glazed elements. • Are capable of full enclosure without structural alteration, and • Do not constitute open or unenclosed balconies. <p>Accordingly, these spaces meet the definition of gross floor area and are not subject to the balcony exclusion. For clarity and consistency, these spaces were previously labelled as balconies on plans and have now been correctly identified as winter gardens. This amendment aligns the drawings with the built form and the GFA calculations.</p> <p>For these reasons, the winter gardens may be included within the GFA calculations.</p>
<p>7. Confirm cumulative GFA of private open spaces within an updated project description table.</p>	<p>Cumulative GFA of private open spaces has been included in drawing A502.</p>
<p>8. Provide schedule to demonstrate how the existing 'cultural and creative' GFA was calculated.</p>	<p>See Existing Cultural Creative GFA Diagram Analysis in the TZG Design Report, which shows the existing building survey overlaid with existing building drawings, and highlights existing cultural creative area in blue, totalling 624sqm.</p> <p>This figure also corresponds with that included within City of Sydney Council in DA D/2022/1169 (previous commercial office approval).</p>
<p><i>Architectural drawings</i></p> <p>9. Update section drawings to ensure the full length of natural ground plane is shown dashed on all.</p>	<p>All section drawings have been updated to show the extrapolated natural ground line, shown as a dashed line throughout. A note has been added to all sections confirming the method of extrapolation.</p> <p>The natural ground level has been determined using the <i>Bettar</i> method, a standard surveying technique used to establish pre development ground levels where the original topography has been disturbed by previous construction.</p> <p>The method interpolates the natural ground surface from survey points taken at the site boundaries and</p>

Summary of Issue Raised	Response
	surrounding undisturbed ground, providing a reliable baseline for measuring building height and basement protrusion above natural ground. This applies to all sections provided as part of the refined submission.
10. Provide additional sections drawings that clearly demonstrate the elevations of all roof level structures	Additional elevations of all rooftop structures not fully visible in the previously submitted elevation drawings have been provided as part of the refined submission.
11. Provide overall proposed site plan	An overall proposed site plan (A004 Site Plan) has been provided as part of the refined submission, showing the full extent of the site, building footprints, site access points, street names and landscape areas.
12. Update basement floorplans to label which storage areas belong to each apartment, including measurements (m3)	Updated basement plans have been provided as part of the refined submission, labelling each storage unit by apartment number and including the volume of each storage cage in cubic metres, where that storage cage is required to make up a shortfall of required storage per ADG requirements.
13. Update open space diagrams to: (a) label each area (m2) of landscaping and open space. (b) provide diagram/s clearly demonstrating which are private and which are communal open spaces.	Additional communal open space diagrams and private open space diagrams have been provided as part of the refined submission. The diagrams: (a) Label each area of landscaping and open space with its area in square metres. (b) Clearly identify which open spaces are private (balconies, terraces and ground level apartment courtyards) and which are communal (ground floor courtyard and rooftop communal open space), with a clear legend provided.
<p><i>Apartment Design Guide</i></p> <p>14. Where apartments are identified as receiving nil solar access and are not cross ventilated, provide further information regarding how these apartments would still achieve an acceptable residential amenity outcome.</p>	<p>The refined proposal achieves compliance with the key quantitative solar access and ventilation benchmarks established under Section 4 of the ADG including:</p> <ul style="list-style-type: none"> ▪ A minimum of 60% of apartments being cross ventilated ▪ A minimum of 70% of apartments receiving at least 2 hours of direct solar access between 9am and 3pm at midwinter ▪ No more than 15% of apartments receiving nil solar access at mid-winter. <p>Within the refined scheme, only 8 of the 65 dwellings, being apartments 1.04, 1.10, 1.11, 2.03, 2.09, 3.03, 3.09 and 4.09 receive nil direct solar access on 21 June and are not classified as cross ventilated.</p> <p>This represents approximately 12% of the total dwellings and is below the maximum allowance under the ADG. While these apartments do not achieve midwinter solar access, they nonetheless deliver an acceptable and well balanced amenity outcome when assessed holistically against the objectives and performance criteria of Section 4 of the ADG, for the following reasons.</p> <p><u>Apartment size, layout and internal amenity and outlook</u></p> <p>Apartments 1.04, 2.03 are generously oversized one bedroom apartments of 70sqm+. These apartments are</p>

Summary of Issue Raised	Response
	<p>provided with well proportioned living and bedroom spaces, clear internal zoning and efficient layouts that support high levels of internal amenity, including a multi purpose room. Each is also provided with 8sqm of private open space that receives solar access at times outside of midwinter and with an outlook to the new landscaped courtyard, further enhancing amenity and usability.</p> <p>Apartments 2.09, 3.03, 3.09 and 4.09 are oversized one bedroom apartments. Apartments 1.10 and 1.11 are studio apartments of 43sqm and 46sqm, which comply with minimum size and dimension requirements and are significantly larger than typical minimum studio benchmarks. Each studio is provided with greater than minimum amount of private open space. These apartments benefit from a large, glazed area with outlook over Verona Street.</p> <p><u>Ceiling heights and daylight</u></p> <p>All eight apartments achieve the minimum ceiling heights under the ADG, contributing to a strong sense of spatial quality and improved daylight penetration. Although direct solar access is not achieved at midwinter, the apartments benefit from good levels of diffuse daylight throughout the day due to generous glazing to the primary facade and open outlooks.</p> <p><u>Private open space and interface</u></p> <p>Each apartment is provided with private open space that meets or exceeds the minimum size and depth requirements of the ADG. The generous dimensions of these spaces support a high level of usability, extend the living areas and provide opportunities for outdoor occupation, planting and passive enjoyment of daylight and outlook.</p> <p><u>Ventilation strategy</u></p> <p>Although not classified as cross ventilated under the strict ADG definition, these apartments still achieve effective natural ventilation outcomes. Living spaces open directly to balconies or winter gardens via fully operable glazed facades. Winter garden enclosures are fully operable, allowing these spaces to function as open balconies when desired and facilitating air movement through the apartment. This provides meaningful occupant control over ventilation and thermal comfort.</p> <p><u>Acoustic amenity and environmental comfort</u></p> <p>All apartments achieve the relevant acoustic separation requirements under the ADG, including internal noise transfer, external noise attenuation and acoustic privacy between dwellings. This contributes to a high level of residential comfort and offsets the limited solar access experienced during midwinter.</p> <p><u>Storage, circulation and common amenity</u></p> <p>Minimum storage requirements are met for each apartment and residents have access to compliant common circulation areas and communal open space within the building, including a private residential</p>

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	<p>courtyard garden on ground level and rooftop and pool facilities that both receive over 2 hours of sunlight on the 21st of June. The quality of shared amenity further contributes to the overall liveability of the development.</p> <p><u>Overall amenity outcome</u></p> <p>When assessed against the objectives of Section 4 of the ADG, the eight identified apartments deliver an acceptable and balanced level of amenity despite their nil midwinter solar access or cross ventilation. The ADG allows for a limited proportion of dwellings to fall outside prescriptive solar and ventilation criteria, provided the overall development achieves compliance and individual apartments demonstrate compensatory amenity qualities. In this case, the generous apartment sizes, high quality layouts, substantial private open space, strong outlooks, good daylight access, operable façades, acoustic performance and access to shared amenities ensure a high quality residential outcome consistent with the intent of the ADG.</p>
<p><i>Natural cross ventilation</i></p> <p>15. Clarify cross ventilation calculations, noting that Terraces A, B, C and D do not appear to be naturally cross-ventilated.</p>	<p>Cross ventilation is achieved for Terraces A, B, C via a dedicated airflow pathway that traverses the full depth of each dwelling. The cross-ventilation pathway is illustrated in the 3D section drawing included within the TZG Design Report.</p> <p>Terrace D does not achieve cross ventilation and the cross ventilation calculations reflect this. For Terraces A, B and C, fresh air enters each terrace from the north east courtyard elevation through floor to ceiling louvres measuring 2,420 x 3,100mm (inlet area 7.5sqm). Air then passes through a void space within the dwelling before exhausting via operable windows of 1,000 x 1,265mm (outlet area 1.27sqm) positioned above the entry door on the south west street elevation.</p> <p>The two openings are on different aspects of the building, satisfying the cross ventilation directional requirement of the Apartment Design Guide (ADG). The north east courtyard elevation receives the prevailing north east to easterly sea breeze during summer afternoons, the period of greatest thermal stress and therefore greatest benefit to occupant comfort. The aggregate opening area of 8.77sqm is tested against the ADG minimum of 5% of the floor area of the habitable space served.</p> <p>The terrace floor area is 49sqm, giving a minimum required opening area of 2.45sqm. The provided aggregate opening area of 8.77sqm represents 17.9% of floor area, exceeding the ADG requirement by a considerable margin. The cross ventilation strategy for Terraces A–C therefore satisfies the requirements of ADG Section 4D.</p>
<p><i>Building separation</i></p> <p>16. The proposal does not meet ADG criteria regarding minimum building separation distances between the residential terraces and the adjoining property at 4 Verona Street, and the proposed main building and</p>	<p><u>Main building and Rose Terrace</u></p> <p>With respect to the separation between the main building and the Rose Terrace properties, the proposal complies with the applicable ADG requirement. A minimum separation of 9m is required and a separation of</p>

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<p>the properties at Rose Terrace. Noting this, you must provide:</p> <ul style="list-style-type: none"> (a) justification for proposed variations and details of proposed mitigation measures. (b) an assessment of impacts on the existing building at 4 Verona Street. (c) an assessment of any impacts on future development potential of 4 Verona Street. 	<p>approximately 11.2m is provided. No variation is sought for this interface.</p> <p><u>Terraces at 2 Verona Street and adjoining property at 4 Verona Street</u></p> <p>The existing building at 2 Verona Street is constructed hard up to the boundary with 4 Verona Street and therefore provides no setback to the adjoining property. In contrast, the proposed Terraces A, B, C and D are setback a minimum of 2m from the boundary. This represents a material improvement to the existing condition and results in increased separation, improved amenity outcomes and reduced built form impacts when compared with the current built form.</p> <p>Terraces A and B each contain only two windows facing 4 Verona Street. These windows serve internal low traffic stairwells rather than habitable rooms and they face a blank wall of 4 Verona Street, so in this instance TZG believe it can be argued that a 3m setback is not required. Additionally, the windows provide passive surveillance to the lane.</p> <p>The windows to the stairwells of Terraces C and D have been deleted and replaced with skylights. These were previously set back 6m from the habitable rooms of 4 Verona. They have been deleted to ensure privacy for the residents of 4 Verona.</p> <p>The proposal does not unreasonably constrain the future development potential of 4 Verona Street. The increased setback relative to the existing boundary condition improves separation outcomes and maintains reasonable development opportunities on the adjoining site.</p>
<p><i>Communal open space</i></p> <p>17. Confirm rooftop communal open space would be available to all residents, noting that the only access is provided via the western lift core.</p>	<p>Communal open space at both the rooftop level and within the ground floor courtyard is available to all residents, including affordable housing dwellings, all apartments within the main building and Terraces A, B, C and D.</p> <p>Access to the rooftop communal open space and pool is provided via Resident Lift 1.</p> <p>Residents of apartments serviced by Resident Lift 2 or Residential Lift 3 are able to access the rooftop by travelling to the ground floor, then moving through the residents lobby to Resident Lift 1, which provides access to the rooftop.</p> <p>Similarly, residents of Terraces A, B, C and D access the rooftop communal open space by walking via a covered walkway to the lobby and to Resident Lift 1.</p> <p>Accordingly, while the rooftop is accessed via a single lift core, the communal open space is fully accessible and available to all residents within the development.</p>
<p><i>Room depth</i></p> <p>18. Some apartments would have depths exceeding 8m. Provide justification as to how amenity will be</p>	<p>Over 75% of apartments comply with the ADG Objective 4D-2 design criteria for a maximum 8m open plan living room depth.</p> <p>The remaining apartments exceed the 8m depth by a minor margin of approximately 345mm to 945mm. These</p>

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<p>maintained despite the proposed depth of apartments, having regard to ADG design criteria.</p>	<p>apartments are all dual aspect, cross through dwellings comprising two bedroom, two bathroom layouts with areas ranging from approximately 100 to 120sqm and deliver a high level of internal amenity consistent with the objectives of Section 4 of the ADG.</p> <p>Notwithstanding the marginal increase in room depth, these apartments achieve strong environmental performance. All apartments receive a minimum of 2 hours of direct sunlight between 9am and 3pm on 21 June and are naturally cross ventilated, ensuring effective daylight penetration and air movement throughout the dwelling.</p> <p>In addition, the open plan living areas incorporate full height glazing, which facilitates increased daylight penetration beyond that assumed by the ADG Design Criteria, which is based on standard window openings. This enhances internal amenity and offsets the minor non compliance with the 8m depth benchmark.</p> <p>When assessed holistically against the objectives of ADG Objective 4D-2 and the broader provisions of Section 4, the proposed variation is considered minor and results in apartments that achieve a high standard of residential amenity.</p>
<p><i>Landscaping and arboricultural matters</i></p> <p>19. Provide clarification of deep soil calculations, noting that the proposed deep soil zone is dissected by structures including retaining walls, footings and bench seating.</p>	<p>The proposal has been refined to consolidate the deep soil area and remove all structures within it, including retaining walls, footings and bench seating.</p> <p>The revised deep soil zone achieves the required 7% of the site area with a minimum dimension of 6m, in accordance with the ADG.</p>
<p>20. Provide an amended Arboricultural Impact Assessment Report which addresses the requirements outlined in Council's submission dated 15 December 2025.</p>	<p>An amended Arboricultural Impact Assessment has been provided which addresses the requirements outlined in Council's submission.</p>
<p><i>Terrace C amenity</i></p> <p>21. Provide evidence to demonstrate that acceptable amenity would be afforded to Terrace C, noting that the dwelling would not benefit from any outlook.</p>	<p>The geometry of Terraces A, B and C has been updated to increase outlook and solar access to these dwellings.</p> <p>Terrace C now benefits from an angled view corridor 3.5m wide with a northerly aspect. It receives sunlight on 21 June to the ground floor courtyard, first floor living area, second floor bedrooms and rooftop.</p> <p>Outlook from Terrace C is across the landscaped courtyard. Terrace C is a generous 192sqm three bedroom, three bathroom residence with one car space. It is cross ventilated and includes its own ground floor private courtyard and north facing rooftop terrace.</p> <p>The private open space receives in excess of two hours of direct sunlight at midwinter on 21 June. Terrace C achieves an acceptable level of amenity in line with the holistic objectives of Part 4 Amenity of the ADG. A section through Terrace C has been provided to illustrate the level changes and demonstrate that the outlook is not to a blank wall.</p>

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<p><i>Noise</i></p> <p>22. Update the Noise and Vibration Impact Assessment to add to address attenuation of residential uses taking into consideration site location in the Oxford Street cultural and creative precinct, late-night trading area and potential Special Entertainment Precinct.</p>	<p>The Noise and Vibration Impact Assessment has been updated. It is noted that there is no current SEP for the Paddington area and therefore on this basis the NVIA has assessed noise intrusion in line with mandatory guidelines.</p> <p>Notwithstanding, the report has been updated to provide an assessment of licensed patron and music noise associated with the ground floor and basement spaces against current Council and Liquor and Gaming Requirements.</p> <p>Noise mitigation measures have been determined to ensure use of the spaces are compliant with all mandatory noise emission limits.</p> <p>In the event a potential SEP is introduced, it should be expected that noise limits for venues would not be any more stringent to those currently in use given the proposed acoustic characteristics of the entertainment precinct.</p>
<p><i>Traffic, transport and access</i></p> <p>23. Provide a breakdown of car parking allocation (including accessible parking) between market and affordable apartments</p>	<p>The updated design provides for 58 parking spaces.</p> <p>56 of these spaces are provided for the market apartments and the remaining two spaces are allocated to the affordable apartments.</p> <p>Both parking spaces for the affordable apartments are accessible spaces, associated with the adaptable units.</p>
<p>24. With regard to retail /cultural staff bicycle parking and access:</p> <p>(a) confirm how staff access to the basement bicycle parking spaces would be provided and managed.</p> <p>(b) confirm whether staff would have access to end-of-trip (EOT) facilities. If not, amend the proposal to provide EOT facilities, noting that these should form part of the proposal rather than part of a future tenancy fit-out development application given multiple tenancies are proposed.</p>	<p>(a) The bicycle parking on Level B2 can be accessed via either the main lobby area (arrival via Oxford Street) and then the passenger lift 3 down to basement level, or via the service lift through the loading dock. Staff and residents would be provided with swipe cards (or similar) to access the facility.</p> <p>(b) The proposal includes end of trip facilities on Basement Level 3, accessible via the Service Lift through the loading dock. Users will enter the ground floor cultural/creative tenancy and take the elevator to B3, using the facilities and then returning in the same manner. These facilities, for use by retail staff, are provided as part of the base building works.</p>
<p>25. Confirm whether motorcycle parking spaces are for both residents and staff.</p>	<p>Motorcycle spaces will be available for both staff and residents of the building.</p>
<p>26. Update the Transport Impact Assessment to demonstrate how maximum parking rates have been calculated in accordance with the Sydney LEP 2012, and provide justification for any exceedances. Should any additional parking spaces be proposed beyond the maximum rate, these must also be included within GFA calculations.</p>	<p>Refer to the Traffic Report prepared by JMT for detailed calculations regarding the provision of car parking against the Sydney LEP 2012 parking rates.</p> <p>The proposed car parking provision of 58 spaces is considered suitable to accommodate resident demands and provides an appropriate balance between meeting the parking needs of future residents and managing the impacts of traffic generation.</p>

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<p>27. The proposal must demonstrate the provision of visitor bicycle parking in accordance with the Sydney DCP or provide further justification for any non-compliances.</p>	<p>Six new visitor bicycle rails, in addition to the one existing bicycle rail, are proposed at the Oxford Street frontage, providing fourteen (14) spaces overall.</p> <p>It is noted that the current Verona Cinema site does not operate with any dedicated on-site visitor bicycle parking, with visitors instead making use of public bike racks / poles in close proximity to the site.</p> <p>Under the Sydney DCP 2012, 13 visitor bicycle parking spaces would be required, which accommodates residential visitors and non-residential visitors. The proposed 14 spaces are therefore considered suitable.</p> <p>Importantly, the parking rates in the Sydney DCP 2012 assume standalone uses and do not consider opportunities for the sharing of spaces between different complementary land uses within mixed use developments. Bicycle parking demands generated by visitors to the retail and cinema/bar uses will primarily be in the evenings and on weekends, outside of peak times for residential visitors. In this context the visitor bicycle parking spaces will be efficiently shared between users.</p> <p>The installation and use of the footpath for visitor bicycle parking will trigger the requirement for an application under Section 138 of the Roads Act. In the event that this application is not supported then all visitor bicycle parking will be relocated to be within the site boundary. This requirement can be reinforced through a suitably worded condition of consent, consistent with that in place for the approved development proposal under D/2022/1169.</p>
<p><i>Social Impact</i></p> <p>28. Update the Social Impact Scoping Report to address the decampment of existing residents; and any residential amenity impacts resulting from the location of the site within the Oxford Street cultural and creative precinct, late-night trading area and potential Special Entertainment Precinct.</p>	<p>An SIA Report Addendum Cover Letter has been prepared to address both the decampment of existing residents and potential residential amenity impacts associated with the site's location.</p> <p>In relation to resident decampment, the updated SIA confirms that relocation impacts are expected to be short term and low in significance, as:</p> <ul style="list-style-type: none"> • Existing residents are not identified as vulnerable cohorts and current rental arrangements align with, or exceed, local market conditions, indicating availability of comparable housing in the area. • Property owners have entered into agreed sale arrangements and relocation will occur in line with tenancy timeframes. • The proponent has undertaken early and ongoing engagement, ensuring residents are well informed and able to plan relocation. <p>Accordingly, residual impacts are assessed as low negative to negligible (short term).</p> <p>In relation to residential amenity impacts, the Addendum Cover Letter recognises the site's location within the Oxford Street Cultural and Creative Precinct, late night trading area and potential Special Entertainment Precinct. It concludes that:</p>

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	<ul style="list-style-type: none"> Late night activity is an anticipated and planned characteristic of the precinct, consistent with its strategic intent. Detailed acoustic assessments confirm that noise impacts can be effectively mitigated and will comply with applicable standards. The Proposal incorporates fit for purpose acoustic design and mitigation measures to ensure acceptable residential amenity. <p>Residual amenity impacts are therefore assessed as low negative to negligible.</p> <p>Overall, the updated SIA demonstrates that both issues have been appropriately considered and managed, with no material change to the overall conclusions of the original assessment.</p>
<p><i>Construction Staging and Timing</i></p> <p>29. Section 3.8 of the EIS states that construction will be conducted over several stages. Clarify whether this refers to the uses of construction 'phases' forming part of overall construction/operation stage, or whether 'staged' construction/operation of the development is proposed. If staged construction/operation is proposed, provide a detailed Staging Plan.</p>	<p>This reference in the EIS relates to the typical staging of construction certificates for projects of this scale/nature.</p> <p>There is no proposal for staged construction or operation and therefore no Staging Plan is necessary.</p>
<p>30. Confirm when construction is expected to commence and be completed by.</p>	<p>Construction is expected to commence in Q4 2026 and be completed by Q4 2028.</p>
<p><i>Building Code of Australia</i></p> <p>31. Regarding fire isolation stairs 1 and 2 at Basement Level 3, confirm that the minimum egress width to be provided will be sufficient to serve the proposed cinema capacity of 600 people.</p>	<p>The plans have been updated to include Fire-Isolated Stair 4 (formerly Fire Stair 1) and Fire-Isolated Stair 5 (formerly Fire Stair 2) at Basement Level 3.</p> <p>While there is a minor shortfall in egress width relative to NCC D2D8 requirements, it is proposed to address this variation via a Fire Engineering Performance Solution.</p> <p>The BCA consultant has assessed the architectural plans and an updated compliance statement, together with a letter of support from the Fire Engineer.</p>
<p><i>Developer contributions</i></p> <p>32. Confirm the estimated contribution required for the purpose of affordable housing in accordance with cl. 7.13 of the Sydney Local Environmental Plan 2012.</p>	<p>The City of Sydney Affordable Housing Contribution Levy is 3% of the total floor area of the development for residential purposes and 1% of the total floor area of the development that is not intended to be used for residential purposes.</p> <p>The calculation is as follows:</p> <ul style="list-style-type: none"> Residential – 3% (0.03) x 8,184sqm Residential TFA x \$11,233.28 = \$2,757,995 Non-Residential – 1% (0.01) x 2,942sqm Non-Residential TFA x \$11,233.28 = \$330,483 <p>Total contribution value: \$3,088,478</p>
<p>33. Confirm your understanding that the Housing Productivity Contribution is also payable as it is not referenced in the EIS.</p>	<p>The HPC is applicable to the development for all market apartments and non-residential GFA. It is noted that affordable housing dwellings are exempt from the HPC.</p>

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<p><i>Natural Ventilation and Noise Amenity</i></p> <p>34. The acoustic report establishes that the Oxford Street facade and building corner are significantly noise affected. The report confirms that many apartments will exceed internal noise limits in windows open scenarios.</p> <p>The requirement for all noise affected living spaces and bedrooms to have a passive means of natural ventilation in accordance with ADG Objective 4B-1 has not been addressed by the design.</p> <p>Instead, the acoustic report recommends laminated glass, and windows closed to meet traffic noise. Air conditioning is proposed to address ventilation which is not sufficient to provide adequate amenity, including natural ventilation and cross ventilation for residents.</p> <p>The design of the building should be refined to enable residents to achieve noise mitigation whilst still receiving adequate fresh-air supply. This could include changes to materiality, design amendments or the inclusion of plenums to primary noise affected elevations. This is particularly important for the proposed single aspect noise affected apartments.</p>	<p>Acoustic soffits have been introduced to the Oxford Street balconies to assist in dampening noise. The number of direct windows to Oxford Street has been reduced in favour of glazed openings onto balconies with solid balustrades, which perform better acoustically. Units 3.02, 3.03, 3.04, 4.02, 4.03, 4.04, 5.02, 5.03, 5.04, 6.02 and 6.03 have been refined to provide balconies in place of windows for this reason.</p> <p>The number of single aspect, noise affected apartments has been reduced from the previous submission, with only 12 of the 61 apartments in the main building being single aspect to Oxford Street. ADG Objective 4B-1 relates to natural ventilation and provides design guidance rather than prescriptive criteria. It does not require that acoustic amenity and windows open internal noise levels be achieved simultaneously.</p> <p>The provision of mechanical ventilation as an alternative to open windows is consistent with the DPHI mandatory guideline for development adjacent to major roads (Development near Busy Roads and Rail Corridors, Section 3.6.1), which provides that where internal noise levels with windows open exceed the criteria by more than 10dB(A), the design should allow occupants to leave windows closed whilst still meeting NCC ventilation requirements.</p>
<p><i>Natural Cross Ventilation</i></p> <p>35. Proposed terraces A, B, C and D are incorrectly identified as being naturally cross ventilated in accordance with Objective 4B-3 of the ADG. It has not been demonstrated how natural cross ventilation occurs from one operable window to another within these dwellings. In addition, many apartments within the development exceed the maximum cross-through depth of 18m from glass line to glass line including apartments 2.02, 2.03, 3.02, 3.03, 4.02, 4.03, 5.02, and 5.03.</p> <p>This prevents the proposed development from achieving at least 60% of the apartments being naturally cross-ventilated, particularly as many apartments fronting Oxford Street are noise affected. Natural cross ventilation is clearly defined in the glossary of the ADG. At a minimum, openings must be provided on both the windward and leeward sides of the building to achieve the air pressure differential necessary for natural cross ventilation. The cross through depth from each glass line should not exceed 18m.</p> <p>The proposed development should be refined to be consistent with Objective 4B-3 of the ADG. Operability of doors and windows is to be depicted on the elevations to demonstrate ADG cross ventilation compliance.</p>	<p>Terraces A, B, C and D are correctly identified as being naturally cross ventilated. Updated ADG compliance drawings and additional sections have been provided demonstrating how air flows from one operable window to another within each dwelling, with openings provided on both the windward and leeward sides in accordance with the ADG glossary definition.</p> <p>Of the apartments identified as exceeding the 18m cross through depth, 16 apartments within the main building exceed this threshold. These are all dual aspect apartments with frontage to both Oxford Street and the internal courtyard. Operable windows are provided on both facades, ensuring that the air pressure differential necessary for natural cross ventilation can be achieved across the full depth of the apartment. The exceedance of the 18m guideline is a consequence of the building's depth between Oxford Street and the courtyard, which is a function of the site geometry. Given that all affected apartments have operable openings on both the windward and leeward sides and achieve genuine cross ventilation, the departure from the 18m guideline is considered acceptable and consistent with the intent of Objective 4B-3.</p> <p>ADG Objective 4B-3 Objective 1 is met, with over 60% of dwellings achieving natural cross ventilation through operable windows. Where apartments face Oxford Street, occupants may choose to close windows to manage noise and rely on mechanical ventilation in accordance with NCC ventilation requirements. This discretion does not affect the cross ventilation calculations.</p>

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	<p>Facade plenums have not been included. They are not required under the ADG or NCC to demonstrate compliance, and their omission is preferred on grounds of occupant control and long term reliability.</p> <p>Updated elevations depicting the operability of all doors and windows are included in the refined drawing package.</p>
<p><i>Verona Terraces</i></p> <p>36. Consideration should be given to consolidating and reconfiguring the proposed terraces (accessed from Verona Street) to address the below setback and design issues:</p> <p><i>South-western boundary setback</i></p> <p>The proposed 1.7m setback from the south-western boundary (adjoining 4 Verona Street) does not provide appropriate privacy and amenity for the subject site and adjoining development and does not comply with Objective 2F and 3F-1 of the ADG. The City considers that a minimum 3m setback for non-habitable rooms at this interface is required to ensure separation distances are shared equitably between the neighbouring site and to not fetter future development on 4 Verona Street.</p>	<p>The existing building at 2 Verona Street is constructed hard up to the boundary with 4 Verona Street, providing no setback to the adjoining property. The proposed Terraces A, B, C and D are set back a minimum of 2m from the boundary, representing a material improvement to the existing condition with increased separation and improved amenity outcomes. Terraces A and B each contain only two windows facing 4 Verona Street. These windows serve internal stairwells rather than habitable rooms and face a blank wall of 4 Verona Street.</p> <p>While the 2.4m setback is not fully compliant with the ADG, it is considered justifiable in this context. The windows to the stairwells of Terraces C and D have been deleted and replaced with skylights. The habitable rooms of Terraces C and D were previously set back 6m from 4 Verona Street. The proposal does not unreasonably constrain the future development potential of 4 Verona Street. The increased setback relative to the existing boundary condition improves opportunities for future development.</p>
<p><i>Terrace amenity</i></p> <p>37. The following poor design outcomes are required to be resolved:</p> <ol style="list-style-type: none"> i. There is no outlook provided from Terrace C which looks directly to the raised access corridor and the blank wall of the proposed apartments to the north-east; ii. The proposed rooftop terrace open spaces include no planting and no shade, offering residents poor amenity and limited usage in summer months; iii. Proposed ground level landscape areas to Terraces A – D will receive very little sun and will likely fail; iv. There are privacy impacts from Verona Street to the floor to ceiling windows in Terrace D; v. The narrow walkway from Verona Street and entry alcoves provide areas of entrapment along the laneway. 	<ol style="list-style-type: none"> i. The geometry of the main building adjacent to Terraces A, B and C has been updated to increase outlook and solar access. Terrace C benefits from an angled view corridor 3.5m wide with a northerly aspect, receiving sunlight on 21 June to the ground floor courtyard, first floor living area, second floor bedrooms and rooftop. Outlook from Terrace C is across the landscaped courtyard. An additional section through Terrace C has been provided to illustrate the level changes and outlook. Terrace C is a generous 192sqm three bedroom, three bathroom residence that is cross ventilated and achieves over two hours of direct sunlight at midwinter. ii. Retractable arm awnings have been added to the rooftop terraces of all terrace dwellings to ensure residents can utilise the rooftop amenity year round. These are shown on the updated plans, elevations and external finishes schedule. iii. Landscape species selection has been reviewed by Wyer & Co to ensure viability in the available sunlight conditions at ground level. iv. The proposal has been refined to enhance the privacy of Terrace D from Verona Street. Updated glazing type is noted in the revised Glazing Schedule and Elevations. v. Lockable sliding gates have been added to all entrances along the lane to address areas of entrapment.

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<p><i>Overshadowing</i></p> <p>38. Amendments to the design and additional information is required to ensure compliance with Objective 3B-2 of the ADG regarding overshadowing. The following non-compliances are noted:</p> <ul style="list-style-type: none"> i. No. 18 Napier Street does not currently receive compliant solar access to the rear private open space (POS). The proposal removes all sun from between 9am -10.30am at mid-winter. ii. Apartments 1E and 2E at 4 Verona Street currently receive some sun between 9am and 9.30am. The proposal overshadows these apartments so no sun is received at mid-winter. Small changes to the rooftop design could retain the existing solar access. iii. No. 15 Rose Terrace is not able to be assessed as the drawings cut off this dwelling at some times of the day and no POS areas are depicted for these terraces on the plans. 	<ul style="list-style-type: none"> i. No. 18 Napier Street has a private outdoor deck with a shade structure. The shadow diagrams depict shadows on the ground plane, not on the shade structure itself. When read in conjunction with the eye of the sun diagrams, adequate solar access is achieved to the deck between 10:30am and 12:30pm. The proposal does not remove all sun from this property. ii. The shadow analysis has been reviewed in detail. Apartment 2E currently receives 1.04sqm of sun at 9am, diminishing to less than 1sqm by 9:15am. The refined scheme reduces the impact at 9am with no material impact from 9:15am onwards. Updated shadow diagrams are provided with the refined submission. iii. The crop of the shadow diagrams has been adjusted to clearly demonstrate that the proposed development does not impact No. 15 Rose Terrace. It is not possible for the proposed development to cast shadow on the private open spaces to the rear (south) of these terrace properties during midwinter.
<p><i>Materiality</i></p> <p>39. Insufficient detail is provided to confirm if the proposed materials and finishes satisfy Clause 6.21C (2)(a) of Sydney LEP 2012. In considering whether development exhibits design excellence, the consent authority must have regard to whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved. This is not possible given the brevity of the information provided. The plans include no details of the proposed brickwork (which will significantly determine the appearance of the building); no colours of any of the elements provided, including the "coloured concrete"; no commitment that glass balustrades will be clear. The City notes that shopfronts must have clear glazing, and the apartments are also to be demonstrated to have glazing with a VLT of greater than 60%. Further detailed information is required to ensure that the materials and finishes images provided are delivered in the final scheme.</p>	<p>Further details of the proposed materials and finishes have been provided as part of the refined application package.</p> <p>The updated Schedule of Materials and Finishes include coloured concrete example (CCF) and Brick type and colour for BR2 are included on sheet A 600.</p> <p>Updated elevations have been provided showing materials and finishes annotations.</p> <p>Glass balustrades are to be clear toughened glass, refer also image of BGL on Sheet A 600 Materials and Finishes Schedule.</p> <p>Shopfront glazing, GLF1 and GLF2, are to be clear with a minimum VLT of 60%. Image examples are included on Sheet A 601 Materials and Finishes Schedules. Glazing to apartments are to have a minimum VLT of 60%.</p>
<p><i>Other Design Considerations</i></p> <p><i>Building separation to 14 – 20 Rose Terrace</i></p> <p>40. The proposed setback of the Oxford Street building to the western boundary (adjoining the Rose Terraces) does not achieve 12m building separation as required by Objective 3F-1 and 2F of the ADG. Increasing this setback would assist in reducing the apartment depths to comply with maximum depths for cross ventilation in Objective 4B-3 as raised above.</p>	<p>The proposal is required to provide a minimum 6m setback from the boundary adjoining the Rose Terraces, with an additional 3m to account for the adjoining lower density R1 (General Residential) zone, resulting in a total required setback of 9m in accordance with the ADG. The proposed setback of 11.2m therefore exceeds and complies with these requirements.</p> <p>A minimum 12m separation between habitable room glazing is also provided between the proposed main building and Terraces A, B, C and D, consistent with ADG requirements for 'habitable to habitable' interfaces within the same site.</p>

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<p><i>Easement for support</i></p> <p>41. The Department must be satisfied that the proposed design of the development complies with the terms of easement T207907 (at the boundary of Rose Terrace) which is noted on the common property title with SP22113.</p>	<p>The development will comply with the terms of easement T207907.</p>
<p><i>Communal Open Space</i></p> <p>42. The proposal does not provide direct and equitable access to communal open space areas for all apartments and residents in accordance with Objective 3D-1 of the ADG and instead prioritises a private roof terrace. Apartments which are serviced by Lift 2 on the southeastern side of the development cannot easily access the rooftop communal open space. These residents are required to exit the building or travel via the basement to reach this shared amenity. Further, the proposed use of a platform lift to the communal rooftop does not provide dignified equitable access for all residents and platform lifts are prone to maintenance issues. The proposal should be refined to provide passenger lift access to the communal rooftop space from both Lift 1 and Lift 2 to ensure direct and equitable access to the communal open space is provided for all residents.</p> <p>It should also be clarified whether the ground level open space is proposed for the exclusive use of residents or if this area is publicly accessible.</p>	<p>Communal open space at both rooftop level and within the ground floor courtyard is available to all residents, including affordable housing dwellings, all apartments within the main building and Terraces A, B, C and D.</p> <p>Access to the rooftop communal open space and pool is provided via Resident Lift 1. Residents of apartments serviced by Resident Lift 2 or Resident Lift 3 access the rooftop by travelling to the ground floor and moving through the residents only lobby to Resident Lift 1.</p> <p>Residents of Terraces A-D access the rooftop via a covered walkway into the lobby to Resident Lift 1. While the rooftop is accessed via a single lift core, the communal open space is fully accessible and available to all residents. The enclosed platform lift serving the rooftop pool area complies with BCA E3D7 and AS1735.7.</p> <p>The pool area does not service a population of over 100 and is not a high traffic public area.</p> <p>The ground floor courtyard open space is for the exclusive use of residents and is not publicly accessible.</p>
<p><i>Landscape Design and Tree Management</i></p> <p><i>Deep Soil</i></p> <p>43. The proposed deep soil zone is encumbered by structures such as retaining walls, footings and bench seating. The actual deep soil area provided by the development (approximately 5% of the site area) is significantly less than that currently stated. Clause 19(2)(c) of the Housing SEPP imposes a non-discretionary development standard requiring a deep soil zone of at least 15% of the site area, with a minimum dimension of 3m. Design guidance in Objective 3E-1 of the ADG also states that 15% deep soil should be provided on sites greater than 1,500sqm.</p> <p>The proposed development should be refined to improve the proposed deep soil areas, with a focus on improving the width of any areas to at least 3m and unimpeded both above and below ground.</p>	<p>The applicable deep soil requirement for this proposal is 7% of site area in accordance with ADG Objective 3E-1. The proposal meets this requirement.</p> <p>The proposal has been refined to consolidate the deep soil area and remove all structures within it, including retaining walls, footings and bench seating. The revised deep soil zone achieves the required 7% of the site area with a minimum dimension of 6m, in accordance with the ADG.</p> <p>In addition, courtyard levels have been raised to enable increased planting depth above the Basement 1 slab, providing supplementary planting areas beyond the minimum deep soil requirement. The courtyard layout and landscape design have been updated to reflect these changes in coordination with Wyer and Co.</p>
<p><i>Landscaping Maintenance</i></p> <p>44. Many areas of proposed landscaping on structure do not appear viable due to their dimensions and location. Planting areas less than 300mm in width are not sufficient for plants to establish and should be revised. The design and maintenance access for areas of landscaping on structure should be reviewed to ensure safe access can be provided.</p>	<p>The proposal has been updated to remove or increase planters to a minimum width of 300mm throughout. Maintenance access to planters has been reviewed in coordination with the landscape architects.</p> <p>To accommodate site conditions, ongoing maintenance of green roofs and planters will be facilitated via safety harness systems and anchor points.</p> <p>Anchor points, wherever possible, will be concealed within garden areas and installed by a suitably qualified</p>

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<p>Drawings should indicate the location of irrigation controllers, pumps, and tanks to confirm adequate spatial allowance.</p>	<p>professional in accordance with relevant Australian Standards. Planting has been selected by the landscape architects to prioritise native, low water use and low maintenance species, reducing the frequency of required maintenance. Pumps and tanks are to be specified by the hydraulic engineer during the detailed design stage.</p>
<p><i>Tree Canopy Cover</i></p> <p>45. The tree canopy analysis relies on several Palms or Cycads which do not meet the City's criteria of a tree at their most mature dimensions. Palm trees, fruit trees or short lived species are not a suitable species selection to provide the required canopy coverage. Canopy trees are to be selected to provide the required 15% canopy coverage. There is insufficient space within the deep soil area to provide the required 15% canopy coverage and planting on structure should be considered. Any proposed planting on structure should meet the minimum requirements of soil volume as outlined in City of Sydney Landscape Code Volume 2.</p>	<p>The proposal has been updated to include small and medium canopy trees both on structure and within deep soil zones to achieve the required 15% canopy coverage in accordance with the DCP. All palms have been removed from the canopy calculations. Planters on structure have been reviewed and increased to ensure compliance with minimum soil volume requirements for trees on slab, in accordance with the City of Sydney Landscape Code Volume 2.</p>
<p><i>Arboricultural Impact Assessment (AIA) Report</i></p> <p>46. The submitted Arboricultural Impact Assessment (AIA) Report does not sufficiently assess impacts from demolition, excavation and public domain upgrades to the existing street tree root systems. An refined AIA is required to assess the impact of the proposed works on the street trees and outline tree protection measures. The AIA should be prepared by a qualified Arborist with a minimum Australian Qualification Framework (AQF) of Level 5 in Arboriculture, be written in accordance with the Australian Standard AS 4970 2025 Protection of Trees on Development Sites (AS4970) and include the following:</p> <ol style="list-style-type: none"> i. Encroachment levels are to be assessed and provided where a Major Encroachment has been determined for any tree, root investigation may be required to be undertaken to determine if the tree will remain viable. ii. Recommendations of any design modifications, construction techniques and/or other protection methods required to minimise adverse impact on trees that should be retained during the demolition and construction works, and into the long term. iii. Information on the Arborist's involvement during the works is required. iv. Details of the tree protection measures in accordance with AS 4970 2025 Protection of trees on development site. This is to include a Tree Protection Specifications (TPS) and Tree Protection Plan (TPP) which includes the following: 	<p>The Arboricultural Impact Assessment (AIA) has been updated to address Council's comments.</p> <p>The revised AIA includes an assessment of the impacts arising from demolition, excavation and public domain upgrades on existing street tree root systems, as well as the impacts of the proposed works.</p> <p>The report has been prepared by a suitably qualified Arborist (AQF Level 5) and is consistent with the requirements of AS 4970–2025 <i>Protection of Trees on Development Sites</i>.</p> <p>Encroachment levels have been assessed and are provided in Section 3.1 of the AIA.</p> <p>The updated AIA also includes details of arborist involvement during construction works and tree protection measures in accordance with the relevant Australian Standards.</p> <p>Accordingly, the updated AIA addresses the matters raised.</p>

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<ul style="list-style-type: none"> a. specify the measures that trees will be protected and managed during development works; b. any prohibitions required due to lack of detail or documentation; and c. document critical stages. d. The TPP, including a scale or dimensions, is to show: <ul style="list-style-type: none"> i. TPZs for trees being retained ii. the location of specified tree protection devices iii. Any other works that must be prohibited throughout construction on site. iv. Photos of all trees are to be included within the report v. An refined 'Pruning Specification Plan' is required to be included within the AIA report. The Pruning Specification Plan' should include as a minimum: <ul style="list-style-type: none"> a. Discussion of viability of staged pruning to reduce impact to tree with updated pruning specification, if required for each stage b. The number of branches and orientation to be pruned. c. Details of the diameter of each branch to be pruned. d. Percentage of canopy to be removed. e. It is to include photographs that clearly show the individual branches to be pruned. f. The pruning must be specified in accordance with the Australian Standards AS4373 'Pruning of Amenity Trees'. 	
<p><i>Heritage – Busby's Bore</i></p> <p>47. To ensure that no damage occurs to Busby's Bore (State Heritage Register 00568), it is crucial that the recommendations in the Historical Archaeological Assessment (HAA) Report, prepared by Urbis, dated 19 November 2025 and addendum letter are implemented. The HAA report should be endorsed by Heritage NSW prior to the commencement of any works with the archaeological program to be implemented during removal of foundations or slabs and during all ground disturbing excavation within Zones 1, 2 and 3.</p>	Noted.
<p><i>Stormwater Management</i></p> <p><i>Stormwater drainage</i></p> <p>48. The City's records indicate that the existing pit in Verona Street discharges via a kerb outlet to Oxford Street. The proposed connection to the existing pit is unsuitable as the pit is very shallow (approximately 300mm) and installing a new pipe across the laneway would not provide sufficient cover.</p>	<p>A revised stormwater design has been prepared.</p> <p>The updated design incorporates two On-Site Detention (OSD) systems. Discharge is proposed via three separate kerb outlet connections along Oxford Street. Each outlet is designed to limit discharge to a maximum of 25 L/s for the 20 year ARI storm event, with adequate spacing between outlets to maintain hydraulic performance and comply with City of Sydney and TfNSW requirements.</p>

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<p>A revised design must consider alternative solutions, such as:</p> <ul style="list-style-type: none"> • Connecting to a fully underground drainage system further downstream, or • Providing additional detention to limit discharge to the kerb to a maximum of 25 L/s. <p>If the revised design proposes a kerb outlet with a flow rate below 25 L/s, the discharge should be directed to the Oxford Street kerb, bypassing the existing pit in the laneway entirely. A development control pit may be located closer to the discharge point, within the property but outside the proposed enclosed retail area. The design must demonstrate:</p> <ul style="list-style-type: none"> • Gravity discharge from the OSD to the new discharge point; • A controlled/piped emergency overflow; • Permissible site discharge to kerb will be limited to 25 L/s for storms up to and including the 20yr ARI; • Dry-weather flow is not permitted through kerb outlets and these discharge systems are subject to timed pumping between the hours of midnight and 4am, <p>A longitudinal section must include:</p> <ul style="list-style-type: none"> • Existing surface levels • Proposed invert levels and distances • Pipe size and slope (%) • Hydraulic Grade Line (HGL) for the 5% and 1% AEP, including the critical storm event <p>Additionally, updated DRAINS modelling must be provided to reflect the refined design and incorporate a climate change factor in accordance with Bureau of Meteorology guidance.</p>	<p>This approach mimics the pre-development drainage pattern, which historically included multiple discharge points along the street frontage, thereby ensuring consistency with established site hydrology. The existing shallow pit within the laneway is no longer utilised, and all flows are directed to Oxford Street kerb outlets, fully addressing the concerns regarding insufficient pit depth and pipe cover.</p> <p>The DRAINS model has been fully updated to reflect this revised arrangement, including:</p> <ul style="list-style-type: none"> • Revised OSD configurations. • Three kerb outlet discharge points. • Climate change allowance per Bureau of Meteorology guidance. <p>Additionally:</p> <ul style="list-style-type: none"> • Stormwater flow rates have been calculated to reflect any climatic change impacts that could, in the future, further increase demand on the relevant infrastructure. • Longitudinal sections have been provided, showing existing surface levels, proposed invert levels, pipe sizes, slopes and Hydraulic Grade Lines (HGL) for the 5% and 1% AEP storms, including the critical storm event; and • A dry weather flow note confirms that kerb outlets will not convey dryweather flow and are subject to timed pumping between midnight and 4am. <p>This revised design fully addresses the RFI requirements and demonstrates compliance with the City's stormwater management criteria.</p>
<p><i>Stormwater Quality</i></p> <p>49. The proposed stormwater quality assessment must be supported by MUSIC Link report, which must include contact details (Name, phone number and email), and any failing parameters shall be explained.</p>	<p>A MUSIC Link report has been provided as part of this Response to Submissions package.</p>
<p><i>Public Domain Levels</i></p> <p>50. If the On-site Detention location is revised to be under the driveway, it must be shown in the longitudinal sections to confirm adequate cover. Sections through the centre of each entry must be included in the longitudinal section along the boundary and must incorporate the required cross slope for the footpath (1%–2.5%), as specified in the City's Public Domain Manual.</p>	<p>The onsite detention location and its relationship to the driveway has been reviewed by Telford Civil.</p> <p>The revised OSD design does not propose OSD holding tanks under the basement.</p> <p>A written response from Telford Civil is provided capturing the change in levels and the three connections to Oxford Street (two OSD connections and one for the communal open space).</p> <p>Longitudinal sections have been updated to show all entry sections with the required 1%–2.5% cross slope for the footpath in accordance with the City's Public Domain Manual.</p>

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<p><i>Paving materials</i></p> <p>51. Paving of the public domain is to be concrete unit paving, instead of bluestone paving proposed, in accordance with the City's Street Design Code.</p>	<p>The public domain paving specification has been updated from bluestone to concrete unit paving in accordance with the City of Sydney Street Design Code. Updated notation and materials are reflected on the revised landscape plans and architectural ground floor plans.</p>
<p><i>Parking and Traffic</i></p> <p><i>Car parking</i></p> <p>52. The proposed 50 residential parking spaces for the development exceeds the maximum 38 residential car parking spaces permitted under clause 7.5(1)(b) of the Sydney LEP 2012 and is contrary to clause 7.3 of the Sydney LEP 2012.</p> <p>In this instance, the Sydney LEP 2012 parking rates are not more onerous than those set out in clause 19 of the Housing SEPP and therefore prevail.</p> <p>The development must be refined to comply with the car parking maximums set out in the Sydney LEP 2012. A car share space should also be provided. This is to achieve the aim of Sydney LEP 2012 to encourage active and alternative transport modes and to encourage sustainable development.</p>	<p>The proposal provides 58 resident car parking spaces, compared to a maximum of 51 spaces permitted under the applicable LEP rates. However, the LEP framework would permit up to 60 spaces where visitor parking is included.</p> <p>While no visitor parking is proposed as part of the development, this demonstrates that the site is capable of accommodating up to 60 spaces under a compliant parking scenario. The proposed provision therefore represents a redistribution of parking supply toward resident use, rather than a material intensification beyond what is envisaged by the planning controls.</p> <p>Importantly, the proposal does not give rise to any adverse traffic, safety or on-street parking impacts. The Transport Impact Assessment confirms that the surrounding road network has sufficient capacity to accommodate the traffic generation from the development.</p> <p>While the maximum parking rates under the Sydney Local Environmental Plan 2012 seek to manage car dependency, the modest exceedance in this instance does not undermine that objective. The overall parking provision remains within the maximum total yield that could be achieved on the site and is balanced by the absence of visitor and non-residential parking.</p> <p>Accordingly, the proposed parking provision is considered reasonable and supportable in the circumstances.</p> <p>The updated Traffic Impact Assessment prepared by JMT Consulting provides full justification and a breakdown of the revised car parking numbers.</p>
<p><i>Vehicle access and car park design</i></p> <p>53. The following amendments are required to the proposed vehicle access and car park design:</p> <ol style="list-style-type: none"> i. The waiting bay is to be wholly located within the site's boundaries as cars are not permitted to queue across the footpath. ii. The proposed 8m wide driveway is to be reduced to a maximum of 6m in width to comply with the City's Technical Standards 2.6.8. iii. Confirmation of the access control method for the car park/ loading dock (location of roller shutter, intercoms etc.) is required. iv. Further details around how the single lane ramp signal system operates must be provided. Entry movements must be prioritised over exit movements and waiting bays should be shown for vehicles while the ramp is in use. v. Compliance with AS2890 series is required. Currently there is a column located in the 	<ol style="list-style-type: none"> i. The waiting bay has been relocated and is now wholly located within the site boundary. ii. The driveway width has been minimised as far as practicable however a wider width, compared to the generic 6m within the DCP is required to accommodate the swept path of the 10.6m long Council waste truck as well as the onsite waiting bay. iii. Access control methods including roller shutters and intercoms are noted on the updated GA plans and referenced in the updated TIA. iv. Single lane ramp signal system operation is detailed in the updated Traffic Report. Entry movements are prioritised over exit movements and waiting bays are shown on the updated drawings.

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<p>accessible shared bay in Basement 1 and the bicycle parking area in Basement 2 which should be reconsidered.</p> <p>vi. It must be confirmed that the basement ramp gradients comply with AS2890.1 based on the gradients measured along the inner radius of the ramp.</p> <p>vii. The additional 6.5m by 2.8m loading bay is not sufficient to accommodate an MRV and should be updated as a courier bay on the plans.</p>	<p>v. The accessible space layout has been updated to ensure compliance with AS2890. The column location is compliant.</p> <p>vi. Basement ramp gradient compliance with AS2890.1 is confirmed on the updated drawings and in the Traffic Impact Assessment.</p> <p>vii. The additional loading bay designation has been updated to a courier bay on the plans.</p>
<p><i>Resident/ staff bicycle parking</i></p> <p>54. The bicycle parking area on Basement 2 appears undersized to accommodate the proposed 62 bicycles. Bicycle parking manufacturers specifications should be provided to confirm compliance with AS2890.3, including height clearance if a dual height product is provided. End of Trip facilities for staff of the should also be provided within the development.</p>	<p>The resident bicycle parking layout on Basement 2 has been updated.</p> <p>The layout utilises the Cora ST-L dynamic upper tier (requiring 2400mm clear height and 700mm spacing between bicycles) in conjunction with alternating GP-F (front-in) and GP-B (back-in) lower tiers (400mm separation between bicycles). The layout is compliant with AS2890.3 as confirmed by the Cora Bike Rack product specifications provided.</p> <p>End of trip facilities for staff are provided at the new mezzanine level between Basement 3 and Basement 4 as part of the base building works.</p>
<p><i>Visitor bicycle parking</i></p> <p>55. The single rail outside the site frontage on Oxford Street is not sufficient to accommodate visitor bicycle parking demand. Visitor bicycle parking is to be accommodated on site and is not to be located in the public domain.</p>	<p>Six new visitor bicycle rails, in addition to the one existing bicycle rail, are proposed at the Oxford Street frontage, providing fourteen (14) spaces overall.</p> <p>It is noted that the current Verona Cinema site does not operate with any dedicated on-site visitor bicycle parking, with visitors instead making use of public bike racks / poles in close proximity to the site.</p> <p>Under the Sydney DCP 2012, 13 visitor bicycle parking spaces would be required, which accommodates residential visitors and non-residential visitors. The proposed 14 spaces are therefore considered suitable.</p> <p>Importantly, the parking rates in the Sydney DCP 2012 assume standalone uses and do not consider opportunities for the sharing of spaces between different complementary land uses within mixed use developments. Bicycle parking demands generated by visitors to the retail and cinema/bar uses will primarily be in the evenings and on weekends, outside of peak times for residential visitors. In this context the visitor bicycle parking spaces will be efficiently shared between users.</p> <p>The installation and use of the footpath for visitor bicycle parking will trigger the requirement for an application under Section 138 of the Roads Act. In the event that this application is not supported then all visitor bicycle parking will be relocated to be within the site boundary. This requirement can be reinforced through a suitably worded condition of consent, consistent with that in place for the approved development proposal under D/2022/1169.</p> <p>In addition, 65 dedicated bicycle parking spaces are provided within the Basement 2 bicycle storage area for residents and staff.</p>

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<p><i>Waste Management</i></p> <p><i>Loading dock/ turntable design</i></p> <p>56. The proposed turntable clearance diameter of 11 metres is not sufficient to accommodate the City's 10.6m long waste truck. The clearance diameter of the turntable should be increased to provide a minimum of 1m clearance from the edge of the turntable and a 2m unobstructed clearance at the rear to permit bulk bin collection. The area is also required to accommodate a turntable controller. The following further information is required:</p> <ol style="list-style-type: none"> i. The turntable manufacturers specifications are required to confirm compliance with AS2890.2 using the 10.6m long waste truck as the design vehicle. ii. A cross section of the driveway crossing and loading dock with all overhead services overlaid is also required to confirm a minimum 4m clear vertical height. iii. Confirmation that the proposed turntable meets the 30-tonne capacity structural rating. 	<p>The loading dock has been updated to accommodate a turntable with a clear diameter of 13m, providing a minimum 1m clearance from the edge of the turntable.</p> <p>Multiple location options for a 2m unobstructed clearance zone for bulk bin collection are noted on the updated diagram within this addendum.</p> <ol style="list-style-type: none"> i. Turntable product information has been provided by JMT Consulting confirming compliance with AS2890.2 using the 10.6m long waste truck as the design vehicle. ii. A section through the loading dock driveway with overhead services zones is provided confirming a minimum 4m clear height. Refer to updated A200 series drawings. iii. Northrop Consulting Engineers and JMT Consulting confirm the turntable meets the 30-tonne capacity structural rating.
<p><i>Waste collection</i></p> <p>57. The City recommends that the Waste Management Plan and architectural plans are updated to clarify the below waste collection arrangement issues:</p> <ol style="list-style-type: none"> i. Confirmation of how access will be provided to Council waste collection service providers (e.g via intercom, key, or remote). ii. Clarification of how bins will be transferred from Terraces A - D to the communal waste room located on the ground level (path of travel). iii. The waste management plan states that a bin lifter is required to transfer waste from the smaller chute bins to the larger 1100 litre collection bins. Floor plans demonstrating that there is space for the required bin lifter to operate and space to move bins from recycling/ bulky waste room to the rear of the vehicle are required. iv. Chute rooms on each floor should include space for 120L food scrap bin space. Safe access to the FOGO storage area should also be provided. v. Chute discharge rooms are required to be shown on the ground floor/ basement. Adequate space is to be provided for bins, clearances and linear track system/s to automatically rotate the bins. Information on how the bins will be moved from the chute discharge room to the waste collection room is required. vi. Proposed waste chutes must be vertical without bends or offsets. The architectural design should allow for straight, vertical drop for all chutes from the top floor to the 	<p>The Waste Management Plan and architectural plans have been updated to address each matter raised:</p> <ol style="list-style-type: none"> i. Access for Council waste collection service providers is confirmed via intercom at the loading dock entry, with remote access provided to collection crews. ii. A path of travel diagram has been provided showing the bin transfer route from Terraces A-D to the communal waste room at ground level via the "terraces pedestrian entry", Verona Street and the loading dock. iii. Floor plans have been updated to confirm adequate space for the bin lifter operation and for bin movement from the recycling and bulky waste room to the rear of the collection vehicle. iv. Chute rooms on each floor should include space for 120L food scrap bin space. Safe access to the FOGO storage area should also be provided. v. Chute discharge rooms are shown on the updated ground floor and basement plans, with adequate space provided for bins, clearances and the linear track system. The bin transfer path from the chute discharge room to the waste collection room is documented in the updated Waste Management Plan. vi. All proposed waste chutes are vertical without bends or offsets, with a straight vertical drop confirmed from the top floor to the basement discharge room. vii. The bulky waste room has been relocated so that it does not obstruct the access corridor for bins. viii. The number of commercial bins has been recalculated based on 4 times per week pick-up,

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<p>basement discharge room without any bends.</p> <p>vii. The bulky waste room is required to be relocated so that overflows in the bulky room storage does not obstruct the access corridor for bins, inhibiting scheduled collections.</p> <p>viii. Recalculation of the required number of commercial bins is required based on 3 times a week pickup in accordance with City waste guidelines.</p>	<p>per agreed correspondence between City of Sydney Council and the Waste Consultant.</p>
<p>58. Clause 6.60D of the Sydney LEP</p> <p>The recently revised planning controls incentivise creative and cultural floor space for Oxford Street. Clause 6.60D of the Sydney LEP 2012 identifies the option of 'alternative' height and floor space ratio controls for the Oxford Street site (13-15 and 17 Oxford Street) where the building is used for the purposes of one or more of the non-residential cultural and creative uses listed in subclause 6.60D(4)(a) (i)-(vii).</p> <p>The 'alternative' set of height and floor space ratio controls incentivise strategic land use outcomes for Oxford Street and its potential as a cultural and creative hub and Special Entertainment Precinct. A secondary consideration is to minimise conflicts between night-time economy uses and other sensitive development including residential uses.</p> <p>The 'alternative' height and floor space ratio controls only apply if the proposed building will deliver new cultural and creative uses and be used wholly for those identified non-residential Uses.</p> <p>By way of contrast, the current proposal which predominantly includes residential uses, does not comply with the requirements of clause 6.60D (4)(a) of the Sydney LEP 2012 and is therefore not eligible for the uplift outlined in the 'alternative' height and floor space ratio controls. The proposal therefore significantly exceeds the floor space ratio and height controls for the Oxford Street site to which the 30% infill bonus is applied.</p>	<p>Legal advice has been obtained, including a supporting opinion from Senior Counsel, which has been provided to both DPPI and Council. This advice confirms that the project is eligible for the 'alternative' height and floor space ratio controls under Clause 6.60D of the Sydney LEP 2012.</p> <p>In addition, the project benefits from a savings provision introduced by Sydney Local Environmental Plan 2012 (Amendment No. 113), gazetted on 12 December 2025. Clause 1.8A(10) provides that a development application lodged, but not finally determined, prior to the commencement of the amendment is to be determined as if the amendment had not commenced.</p> <p>As the application was lodged on 26 November 2026 and remains undetermined, it is to be assessed under the planning controls in force at the time of lodgement. Accordingly, the amendments introduced by Amendment No. 113 do not apply to the determination of this application.</p>
<p>59. Cultural and Creative Purpose</p> <p>Notwithstanding the above, the City notes that a cultural and creative purpose is defined within the clause 6.60D (11) of the Sydney LEP 2012 as:</p> <p><i>"a purpose involving live entertainment, music, performing arts, film or television, media, advertising, fine arts and craft, photography, publishing, fashion, industrial or graphic design, and includes museums or archives related to a cultural or creative purpose"</i>.</p> <p>Leaving aside the continuing cinema use, the proposed retail located at the ground floor level does not constitute cultural and creative purposes and the proposal does not achieve the stated quantum of cultural and creative uses.</p>	<p>The ground level space was incorrectly labelled as 'retail' on the plans. The space is not intended to operate as a standalone retail tenancy.</p> <p>The space is designed to function as an integral component of the cinema use, accommodating the cinema lobby, ticketing, hospitality offering and bar facilities directly associated with the operation of the cinema.</p> <p>These functions directly support film exhibition and audience engagement and cannot be separated from the broader cultural and creative use of the tenancy. Clause 6.60D(11) of the Sydney LEP 2012 defines cultural or creative purpose as meaning <i>"a purpose involving live entertainment, music, performing arts, film or television, media, advertising, fine arts and craft, photography, publishing, fashion, industrial or graphic design, and</i></p>

Summary of Issue Raised	Response
	<p><i>includes museums or archives related to a cultural or creative purpose”.</i></p> <p>The proposed use of this space, as a lobby and support facility for a cinema, falls squarely within this definition as a purpose involving film or television. Accordingly, the space is to be used wholly for cultural and creative purposes within the meaning of cl. 6.60D(11) and is not available for standalone retail use. The labelling error has been corrected on the refined drawings.</p>
<p>60. Affordable Housing</p> <p>During the second reading debate on 15 October 2025 on the Planning System Reform Bill 2025, Minister Scully stated in Hansard:</p> <p><i>“When a council has adopted an affordable housing contribution scheme, that policy should still be applied. Where no such policy exists, or where the contribution rate is minimal, the criteria can revert to affordable housing rates set out in the State housing SEPP.”</i></p> <p>The Affordable Housing component should meet the minimum requirements set out in the City of Sydney Affordable Housing Program, referenced in the Sydney LEP 2012, which specifies a DA contribution to the City of Sydney which can be built or monetary contribution. This funds affordable housing in perpetuity.</p> <p>We are also concerned that the affordable housing apartments would have the poorest amenity of the proposed development. Most of these apartments are noise-affected, without natural cross ventilation or access to open balconies and 35% have no or limited access to direct sunlight.</p> <p>The City recommends that at least 70% of the affordable housing units should achieve the level of solar access expected by Objective 4A-1 of the ADG, with no more than 15% achieving no sun. It is recommended that the amenity of the proposal is equitably distributed across market and the housing units.</p> <p>As it stands, it is also unclear from the gross floor area (GFA) plans whether the proposal achieves the stated 12.5% of affordable housing floor space. Many balconies are included in the Affordable Housing GFA calculation, and it has not been demonstrated that these balconies all constitute GFA. The Department must be satisfied that there is adequate provision of infill affordable housing to warrant the increased FSR and height proposed, as required by the Housing SEPP.</p> <p>We are also concerned that the Affordable Housing will be rented out at a discount to the market rate, rather than as a percentage of household income required by the City’s Program. In an inner-city suburb like Paddington, a discount to market rent, is unlikely to equal affordable rental housing.</p>	<p>Noted.</p> <p>In accordance with the Sydney LEP 2012 and the City of Sydney Affordable Housing Program, the proposal will provide a monetary contribution of \$3,088,478 towards affordable housing.</p> <p>With regard to the amenity of the affordable housing dwellings, this is addressed in response to RFI #1 above.</p> <p>With regard to the inclusion of wintergardens in the GFA calculation, refer to response to RFI #6(b) above.</p> <p>In relation to affordable housing rents, the proposal has been assessed under the SSD pathway and relevant State based provisions of the SEPP (Housing).</p> <p>In accordance with the SEPP:</p> <ul style="list-style-type: none"> ▪ Affordable housing is required to be managed by a registered community housing provider for a minimum period of 15 years from the date of issue of the occupation certificate; and ▪ ‘Affordable housing’ is defined as housing that meets the needs of very low, low or moderate income households, being those with gross household incomes within specified percentage ranges of the median household income for Greater Sydney (less than 50%, 50–80% and 80–120% respectively) and where rent does not exceed 30% of gross household income; or ▪ Households eligible under the National Rental Affordability Scheme, paying no more than the prescribed rent under that scheme. <p>Accordingly, the proposal satisfies the applicable affordable housing requirements under the relevant planning framework.</p>
<p>The Office of the 24-Hour Economy Commissioner</p>	

Summary of Issue Raised	Response
<p>61. The provision of a cinema and bar complex in the City of Sydney's (the City's) designated cultural, creative and future Special Entertainment Precinct (SEP) is strategically aligned with the NSW 24-Hour Economy Strategy and Vibrancy Reforms.</p>	<p>Noted.</p>
<p>62. The proposed residential units must 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 an acceptable level of amenity for future residents and reduce the potential for sound complaints. It is therefore recommended:</p> <ul style="list-style-type: none"> • the EIA and Social Impact Technical Scoping Report (Urbis, 2025) be refined to include the important context of the site being within a late-night trading area, and within a future SEP; • the Noise and Vibration Impact Assessment be refined to include consideration of sound from entertainment activity from within the basement and ground floor uses and the surrounding late-night trading and potential SEP; and • the recommended mitigation measures are reviewed in the context of these entertainment sound considerations, clearly outlined in the relevant documents, and any additional measures are integrated into the building design of the new residential development. 	<p>The NVIA and Social Impact Assessment have been updated to address the context of the site within a potential SEP as outlined above. The NVIA as outlined has been refined to include consideration of sound from the ground floor and basement uses and mitigation measures have been updated in the revised acoustic report, prepared by E-Lab consulting, where required, to address these matters.</p>
Heritage Council of NSW	
<p>63. Section 3.2 of Historical Archaeological Research Design and Excavation Methodology states that basements and piling are not proposed below 2 Verona Street to ensure that Busby's Bore is not impacted, while Section 6.1.7 of the EIS states that archaeological monitoring will be required for deeper excavation, including piling or deeper footings in the vicinity of the bore. In relation to the areas below 2 Verona Street, and the rear of 13-15 Oxford Street in the vicinity of Busby's Bore, please confirm:</p> <ol style="list-style-type: none"> a. whether any piling works are required; and b. the anticipated depth of excavation. 	<ol style="list-style-type: none"> a. Piling works are required for the full perimeter of the basement, which has a Bulk Excavation Level (BEL) of approximately RL36.56. Within the vicinity of Busby's Bore, there is an existing piled shoring wall along the line of the existing building's basement. A new shoring wall is proposed to be installed on the inside face of this existing shoring wall, to allow for the basement excavation and to minimise any impact on the existing shoring wall and assets/strata in behind the wall. b. The anticipated Bulk Excavation Level (BEL) in this area of the basement is approximately RL36.56. The HARDEM provides methodology specifically for work occurring within the vicinity of Busby's Bore, referred to as Zone 3 (see Section 3.8). Per the methodology, any excavation, including piling, within the vicinity of the bore (Zone 3) will be archaeologically monitored to mitigate risks to the bore.
<p>64. Within areas identified as having nil-low potential it is noted that high archaeological potential has also been identified for deeper undocumented remains. These areas are classed as 'Zone 2' management areas, proposed for management under an unexpected finds procedure. In relation to these areas, please clarify:</p> <ol style="list-style-type: none"> a. the likelihood of the proposed works extending below previously disturbed areas 	<ol style="list-style-type: none"> a. The site has potential for undocumented structural remains associated with the historic industrial brewery, including subterranean storage cellars, settling tanks, fermentation cellars, channels, pits and machine footings for steam engines and boilers, as well as cesspits, wells, water tanks, cisterns and former services. Archaeological deposits are likely to be associated with these more robust structural features but are unlikely to survive intact. These

Summary of Issue Raised	Response
<p>and impacting areas with high potential to contain intact archaeological deposits; and</p> <p>b. how assessment of nil-low potential for 2 Verona Street was determined, noting that parts of 11-15 Oxford Street appear to have been subject to more extensive disturbance through the development of a service station in the 1940s, and more recent excavation for the basement levels of the existing apartment complex.</p>	<p>features are typically very deep and while they may be more disturbed in areas where basements exist, there remains a high potential for their presence across the site.</p> <p>Within 13-15 Oxford Street, the proposed basement will be approximately 6.3-6.4m deeper than the current basement level while no basement is proposed below 2 Verona St. Within 13-15 Oxford Street, the current basement level is approximately 3.5m below the current street level and based on historical information it is clear that the natural ground in this area was somewhat raised likely truncated during following the widening of Oxford Street in the early 20th century thus it is understood that while there is the potential for deep features to survive, it is likely they have already been heavily disturbed with only the base surviving.</p> <p>b. With respect to disturbance, Section 4.5.2 of the Urbis HAA assessed land use and disturbance at 11-15 Oxford Street and 2 Verona Street and concludes that both areas have been subject to a high level of disturbance, excluding the location of the Busby Bore. The HAA notes that:</p> <p><i>"The construction of the existing two-storey building between 1930 and 1943 encompasses the entire original Lot 9 (2 Verona Street), which would have removed or highly impacted the 1920s stables and earlier 1880s timber shed and timber outbuilding (privy)."</i></p> <p>Although 11-15 Oxford Street has experienced more extensive disturbance events, both areas fall within the assessed range of high disturbance. Furthermore, the archaeological resource at Verona Street comprises timber buildings, which are less likely to have survived and were therefore assessed as having nil-low archaeological potential, resulting in a convergent management outcome to 11-15 Oxford Street despite differing disturbance histories.</p>
<p>65. Please provide an assessment of potential construction vibration impacts to Busby's Bore and identification of any specific mitigation measures to ensure that Busby's Bore is not impacted by vibration during construction (if required).</p>	<p>According to EI Australia's assessment, the vibrations during excavation can be managed to have minimal transmission to Busby's Bore, such as the use of saw cutting at the edge of the excavation and using smaller size hammers.</p> <p>In conjunction, a vibration monitoring plan with suitable limits and monitoring regime can be prepared to advise on vibration monitoring points to be adhered to during excavation and construction.</p>
<p>Transport for NSW</p>	
<p>66. Any proposed civil works on state classified road (i.e. Oxford Street) would require concurrence from TfNSW under Section 138 of the Roads Act 1993.</p>	<p>Noted.</p>

Summary of Issue Raised	Response
<p>67. No vehicular access is proposed from Oxford Street as part of the State Significant Development Application (SSDA), and TfNSW does not support any new driveways on Oxford Street due to the presence of a dedicated bus lane during weekday peak periods. Accordingly, any existing redundant driveways on Oxford Street must be removed and reinstated with kerb and gutter. These civil works require the concurrence of TfNSW under Section 138 of the Roads Act 1993.</p> <p>All redundant driveways on Oxford Street shall be removed and replaced with kerb and gutter to match the existing profile.</p> <p>The design and construction of these works must comply with the requirements of TfNSW. Detailed design plans must be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any road works.</p>	<p>Noted.</p>
<p>68. The proposed development includes excavation works adjacent Oxford Street, which has the potential to adversely impact the structural integrity of TfNSW assets in the Oxford Street corridor.</p> <p>Design drawings and documents relating to the excavation of the site and support structures should be submitted to TfNSW for assessment, in accordance with Technical Direction GTD2020/001.</p>	<p>Noted.</p>
<p>69. Construction vehicle movements need to be managed to mitigate transport network issues and to coordinate with other nearby developments which could create significant cumulative effects.</p> <p>A Construction Pedestrian and Traffic Management Plan (CPTMP) shall be prepared in consultation with TfNSW and a copy of the final CPTMP shall be submitted to TfNSW at development.ctmp.cjp@transport.nsw.gov.au for endorsement, prior to the issue of any Construction Certificate or any preparatory, demolition or excavation works, whichever is earlier.</p>	<p>Noted.</p>
<p>NSW DCCEEW</p>	
<p>70. That Department of Planning, Housing and Infrastructure (DPHI) request the proponent to:</p> <ul style="list-style-type: none"> • Quantify the maximum annual volume of water take due to aquifer interference activities and demonstrate the ability to acquire sufficient water entitlement unless an exemption applies. • Identify and assess the proposed water supply works to facilitate dewatering. 	<p>Groundwater Seepage Analysis has been undertaken, which demonstrates the following:</p> <ul style="list-style-type: none"> • Construction phase groundwater take is estimated to be approximately 5.4 to 8.8 ML, assuming up to one year of construction; and • Operational phase groundwater take is estimated to be approximately 4.5 to 7.9 ML per year. <p>The requirement to demonstrate the ability to acquire sufficient water entitlement will be addressed through the applicable licence exemption.</p> <p>The site is located within a designated coastal water sharing plan area and qualifies for the dewatering licence exemption for construction activities.</p>

Summary of Issue Raised	Response
71. If the take of groundwater is found to be greater than 3 ML per year, DPHI should request the proponent to assess impacts due to aquifer interference activities in accordance with the NSW Aquifer Interference Policy and framework (2012).	Section 7.1 of the Groundwater report provides consideration of the NSW Aquifer Interference Policy.
72. That DPHI requests the proponent to obtain a water access licence (WAL) to account for the maximum predicted water take for construction and operation activities unless an exemption applies under the Water Management (General) Regulation 2025.	<p>Based on the Water Management (General) Regulation 2025, a dewatering licence exemption applies to any volume of groundwater taken in connection with the construction (but not ongoing maintenance) of buildings and infrastructure in designated coastal areas.</p> <p>The licence exemption applies only for water taken within specified coastal water sharing plan areas (generally to the east of the Great Dividing Range) and is valid until 30 June 2029.</p>
Sydney Water	
<p>73. "Busby's Bore is a heritage-listed water supply tunnel which runs underneath the site. It is a Sydney Water owned asset and is listed on the New South Wales State Heritage Register, Sydney Water's Section 170 Heritage Register, and the Sydney Local Environmental Plan 2012 as a heritage item with state significance.</p> <p>a. The proponent should show the location of Busby's Bore in the Section plans, demonstrating the proposed separation from basement excavation and construction and relative depth compared with the proposed new building basement levels.</p> <p>b. The proponent should provide Sydney Water with their construction methodology for review by the Sydney Water Heritage Team – this methodology must outline how Busby's Bore will be protected from potential impacts during excavation and shoring/piling works and throughout construction and beyond. The methodology must demonstrate how Busby's Bore will be protected to the satisfaction of Sydney Water's Heritage Team.</p> <p>c. The proponent should provide Sydney Water with their stop works procedure for if unexpected finds occur in relation to Busby's Bore, noting the alignment has only been partially mapped. This procedure must include a requirement that in the event of a find being discovered having potential to be associated with Busby's Bore, work must immediately cease in the vicinity and Sydney Water's Heritage Team must be contacted.</p> <p>d. A heritage specific induction must be included as a condition of consent for all personnel working on site. This induction must outline the significance of Busby's Bore and provide background regarding its undetermined location, and how to avoid impacts.</p> <p>e. There is an opportunity for inclusion of heritage interpretation for Busby's Bore within the new development. Busby's Bore must be considered</p>	<p>a. The Section Plan – Cultural Creative & Courtyard (Figure 1) dated 10/04/2026, Drawing No. A 207 provided by TZG shows the location of Busby Bore and curtilage in relation to the proposed basement works.</p> <p>b. The construction methodology will be provided to Sydney Water at the CC stage as a condition of consent.</p> <p>c. Section 3.7 of the HARDEM provides an Unexpected Finds Protocol while Section 3.8 provides a stop work procedure specifically for the discovery of Busby's Bore. The report states: <i>"Should it or any potential state significant archaeology relate to it, be exposed at any point during the archaeological program, excavation works will cease in that location and Heritage NSW will be notified, works cannot recommence in the vicinity of the Bore unless with advice from Heritage NSW"</i> In addition to this statement, should any discovery be made related to Busby's Bore, works will cease immediately in the area and Sydney Water's Heritage team as well as Heritage NSW will be contacted. Advice will be sought from both agencies prior to works recommencing within the affected area.</p> <p>d. Section 3.5 of the HARDEM provides a Heritage Induction as part of the methodology that states: <i>"Prior to the commencement of any archaeological field program, a heritage induction would be delivered by the nominated Excavation Director to all relevant construction personnel for the purpose of establishing:</i></p> <ul style="list-style-type: none"> • <i>Heritage obligations of all project personnel.</i> • <i>Why the subject site is archaeologically significant and how it is protected under legislation.</i> • <i>What kind of relics may occur within the subject site and where.</i> • <i>What the current archaeological program is seeking to undertake (e.g.- test excavation,</i>

Summary of Issue Raised	Response
<p>and incorporated into any heritage interpretation strategy being prepared in accordance with the conditions of consent.</p>	<p><i>monitoring, salvage) and how that fits into any other site activities presently being undertaken.</i></p> <ul style="list-style-type: none"> <i>How to work with monitoring or supervising archaeologists, including any stop works procedures for archaeological finds.</i> <p><i>Heritage induction material should be provided to all site personnel as part of the induction. Induction materials can include copies of the archaeological reports, approvals, Safe Work Method Statements (SWMS), and digital materials such as PowerPoint slides for integration into other contractor's site induction for large scale works programs."</i></p> <p>e. Should a Heritage Interpretation Strategy be required for the site, Busby's Bore will be considered within the strategy.</p>
<p>74. Our preliminary assessment indicates that water and wastewater servicing should be available for the proposed development. Amplifications, adjustments, deviations and/or minor extensions may be required. Detailed requirements will be provided at the Section 73 application stage.</p> <p>Refer to the attachment for further details and the Sydney Water Development Application Information Sheet for Proponent.</p>	<p>Noted.</p>

4.2 Response to Public Submissions

Table 5 Response to Public Submissions

Theme	Response
<p>Built Form and Design</p> <p>8 public submissions raised concerns regarding perceived built form impacts, including:</p> <ul style="list-style-type: none"> The proposed building height, bulk and scale was seen as an overdevelopment of the site. The proposed location of the cinema is inaccessible and doesn't activate the Oxford Street frontage. The proposal is inconsistent with the surrounding local character of Paddington. The size of upper level apartments is excessive. 	<ul style="list-style-type: none"> The increase of 17 dwellings results from internal reconfiguration of apartment layouts and does not increase the proposed building height, or perceived bulk from the public domain. The increase in dwelling numbers reflects smaller average apartment sizes, in response to market feedback and submissions. The development remains consistent with the planning framework, which anticipates increased density and a mix of uses in this location. The cinema remains at basement level with a ground floor entrance (foyer and bar) that provides an active interface with Oxford Street. An updated Access Report confirms the basement cinema layout / arrangement complies with Disability Discrimination Act requirements.

Theme	Response
<p>Environmental / Amenity Impacts</p> <p>6 public submissions raised concern regarding the environmental and amenity impacts of the proposal, including:</p> <ul style="list-style-type: none"> ▪ Noise impacts during the construction and operational phases, including from mechanical plant and services. ▪ Loss of solar access and overshadowing to surrounding residential properties. ▪ Impacts to Rose Terraces including loss of rear aspect and solar access. ▪ Concerns regarding the proposed tree removal. 	<ul style="list-style-type: none"> ▪ An updated Noise and Vibration Impact Assessment confirms that operational noise will comply with relevant criteria, subject to standard mitigation measures. ▪ Construction noise and vibration will be managed through a Construction Environmental Management Plan in accordance with relevant guidelines. ▪ Overshadowing impacts comply with Sydney DCP 2012 controls. ▪ ADG compliant setbacks minimise amenity / adjacency impacts to adjoining properties, including the Rose Terraces. ▪ Tree removal is limited to seven low value trees within raised garden beds at 13-15 Oxford Street, with replacement planting and deep soil zones improving the long term landscape outcome.
<p>Traffic and Servicing</p> <p>4 public submissions raised concern regarding potential traffic and servicing impacts, including:</p> <ul style="list-style-type: none"> ▪ The number of car parking spaces is unnecessary, given the accessibility of the area. ▪ The traffic modelling prepared by JMT does not consider the Oxford Street Cycleway. ▪ Waste collection for the site will disrupt traffic flows and cause queuing. 	<ul style="list-style-type: none"> ▪ The refined proposal provides 58 car parking spaces, which represents an appropriate balance between demand and sustainable transport outcomes. ▪ Site access, servicing and internal circulation have been refined to ensure safe and efficient vehicle movements, including a managed basement ramp and on-site waiting areas. ▪ Waste collection and servicing will occur entirely within the site, avoiding impacts to traffic flow along surrounding streets. ▪ The design has considered the Oxford Street Cycleway, with access arrangements minimising potential conflicts with cyclists and pedestrians.
<p>Affordable Housing</p> <p>4 public submissions raised concerns regarding affordable housing matters, including:</p> <ul style="list-style-type: none"> ▪ The development would result in a net reduction of affordable housing dwellings. ▪ The loss of affordable housing will have consequences on key workers in the area. 	<ul style="list-style-type: none"> ▪ The proposal will deliver 14 affordable housing dwellings, consistent with the Housing SEPP. ▪ The development increases overall housing supply on site, including both affordable and market housing, in a highly accessible inner-city location. ▪ Existing residential uses on site are not 'affordable housing' and are currently rented at or above market rates, meaning no dedicated affordable housing stock is lost. ▪ The provision of affordable housing will support a more diverse community, including key workers, close to jobs, transport and services. ▪ The affordable dwellings will be managed by a registered Community Housing Provider to ensure appropriate allocation and ongoing management.

Theme	Response
<p>Procedural Matters</p> <p>3 public submissions raised concern regarding procedural matters, including:</p> <ul style="list-style-type: none"> ▪ Perceived incorrect use of planning incentives by combining the Housing SEPP bonuses with 'cultural and creative' bonuses under the Sydney LEP 2012. ▪ Inconsistencies between documentation. 	<ul style="list-style-type: none"> ▪ The proposal has been prepared in accordance with the relevant statutory framework, including the Housing SEPP and Sydney LEP 2012, as outlined in the EIS. ▪ The application of planning incentives has been appropriately applied and is supported by legal advice. ▪ Any inconsistencies have been addressed through the refined plans and supporting documentation.
<p>Excavation Impacts</p> <p>3 public submissions raised concerns regarding the proposed excavation extent, including:</p> <ul style="list-style-type: none"> ▪ Extent of basement excavation is excessive. ▪ Potential impacts to Busby's Bore during construction. 	<ul style="list-style-type: none"> ▪ The extent of excavation is required to accommodate basement parking, servicing and cultural uses and is consistent with similar developments. ▪ Geotechnical and structural investigations confirm that excavation can be safely undertaken with appropriate construction methodologies. ▪ The presence of Busby's Bore has been carefully considered, with measures incorporated to ensure its protection during construction.
<p>Construction Impacts</p> <p>3 public submissions raised concerns regarding potential construction stage impacts, including:</p> <ul style="list-style-type: none"> ▪ Construction trades illegally parking during works and creating additional traffic during construction. ▪ Cumulative impacts of surrounding development under construction. ▪ Potential impacts of construction on the heritage listed Rose Terraces. 	<ul style="list-style-type: none"> ▪ Construction impacts will be managed through a Construction Management Plan, including measures to control worker parking and minimise disruption to surrounding streets. ▪ Construction traffic will be coordinated to minimise cumulative impacts with other developments in the locality. This includes an anticipated requirement (via condition of consent) for the Applicant to consult with TfNSW regarding construction vehicle movements, having regard to transport network issues / cumulative impacts. ▪ Measures will be implemented to safeguard the structural integrity of the Rose Terraces during construction.

5 Overview of Project Amendments

This section sets out the amendments made to the project since public exhibition of the EIS, which have been made as a result of ongoing design development and project refinement and in response to matters raised in submissions.

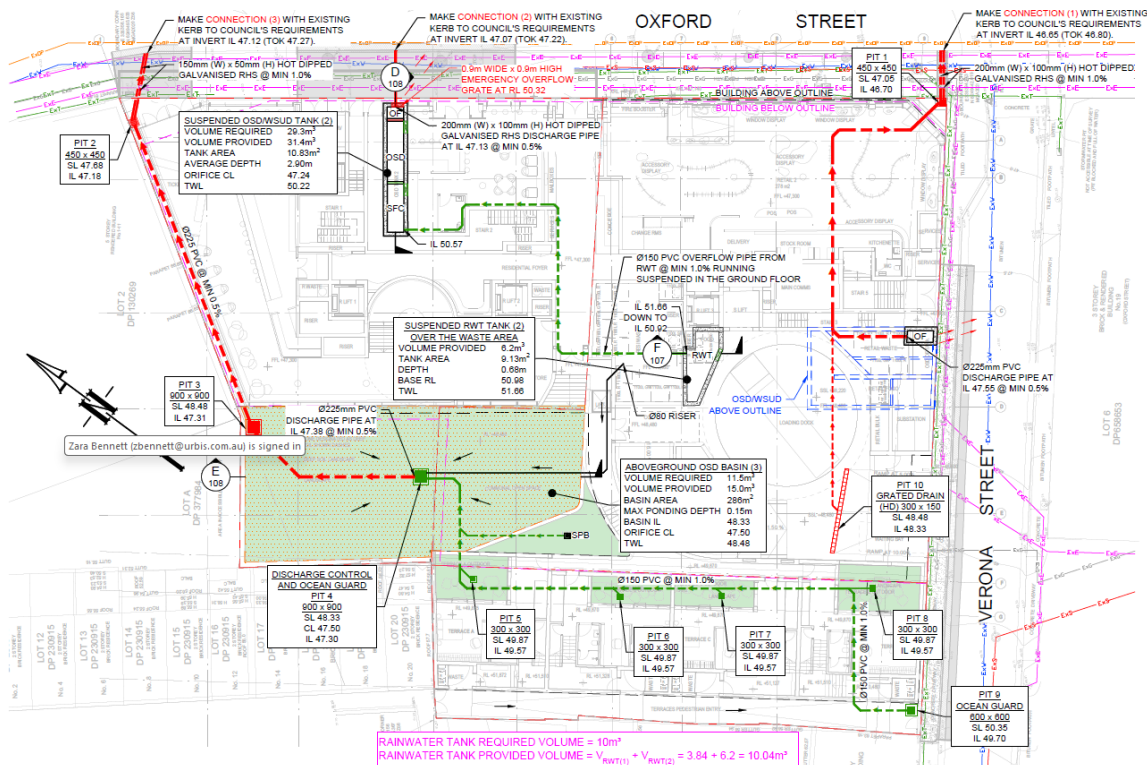
Refer to revised Architectural Plans prepared by TZG (**Appendix C**) for further details on the design refinements made since public exhibition.

5.1 Detailed Overview of Amendments

5.1.1 Civil Design

- Three separate kerb outlet connections are proposed along Oxford Street.
- Three OSDs are proposed with the following limitations:
 - Each discharge limited to 25 L/s for storms up to and including the 20-year ARI, in accordance with City of Sydney requirements.
 - Each discharge limited to 20 L/s for storms up to and including the 10-year ARI, in accordance with TfNSW requirements.
 - The total discharge is limited to Sydney Water’s permissible site discharge.
 - The total OSD storage volume provided exceeds Sydney Water’s required volume.
- A climate change factor has been incorporated in the DRAINS model in accordance with Bureau of Meteorology guidance.
- Longitudinal sections are provided, showing existing surface levels, proposed invert levels, pipe sizes, slopes, and Hydraulic Grade Lines (HGL) for the 5% and 1% AEP storms.
- The kerb outlets will not convey dry-weather flow and are subject to timed pumping between midnight and 4 am.

Figure 10 Revised Civil Design



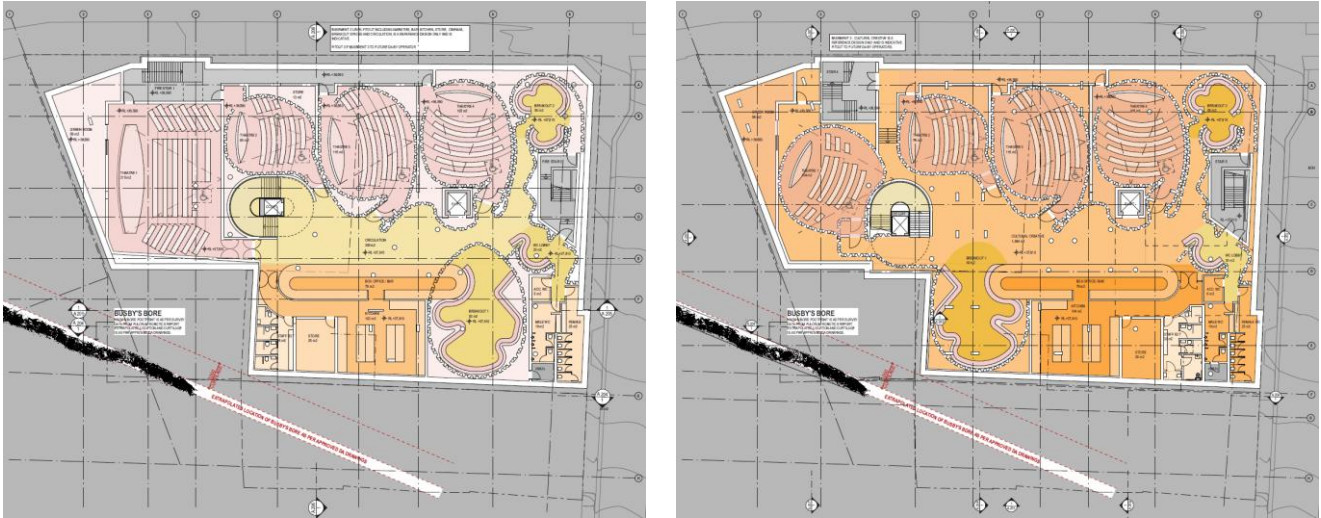
Source: Telford Civil

5.1.2 Architectural Design

Basement Level 3

- End-of-trip facilities provided on Basement Level 3. EOT to be constructed separately from the cultural and creative fitout. Reference design for Basement Level 3 updated, maintaining the relationships between the cinema and breakout space.

Figure 11 B3 Plan (Exhibited / Proposed)

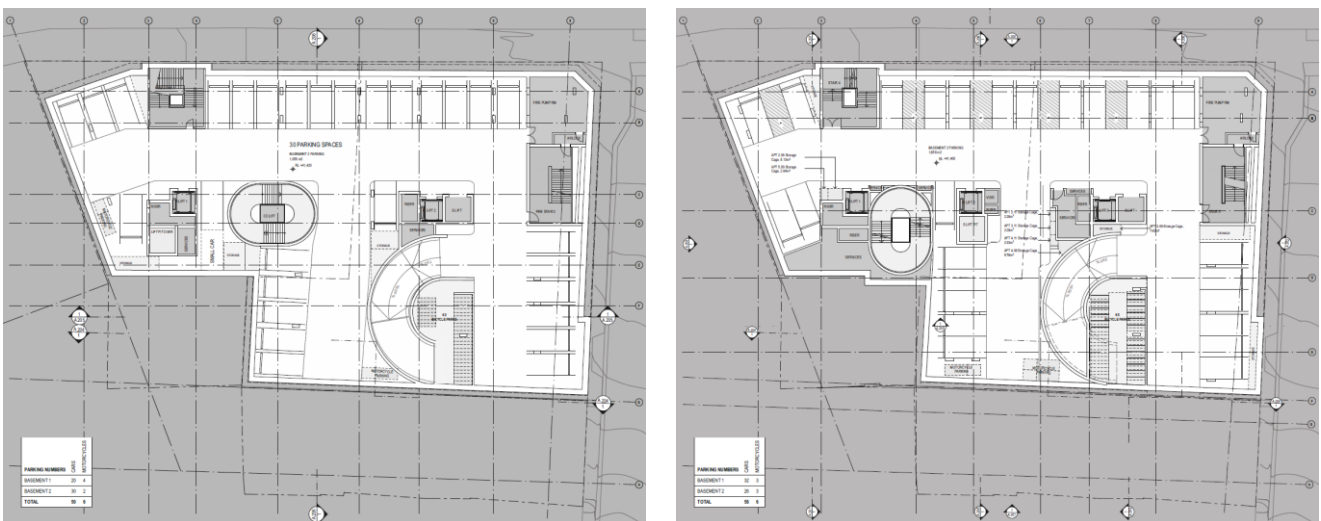


Source: TZG

Basement Levels 1 and 2

- Car parking provision set at 58 spaces.
- 26 car parking spaces provided on Basement Level 2, with accessible car parks located on Basement Level 2.
- Required storage areas for apartments allocated and noted on basement levels.
- Driveway width reduced from 8m to 6.5m, with pedestrian egress provided via a swing door adjacent to the vehicle entry.
- Wellness area removed from Basement Level 1. 32 car parking spaces provided on Basement Level 1.

Figure 12 B2 Plan (Exhibited / Proposed)



Source: TZG

Figure 13 B1 Plan (Exhibited / Proposed)



Source: TZG

Ground Floor

- Visitor bicycle parking provided at the Oxford Street frontage.
- Public domain paving updated from bluestone to concrete unit paving in accordance with the City of Sydney Street Design Code.
- Loading dock turntable clearance diameter increased to 13m. Apartments on the levels above re-planned to allow services to be relocated outside of the loading dock clear area. Grade of entry ramp, level and clearances at the loading dock updated to achieve a minimum 4m clear headroom.
- Vehicle waiting bay relocated wholly within the site boundary.
- Entry circulation at ground floor adjusted to a singular residential entry, located at the junction of the existing Verona building and the new building.
- Cultural and creative tenancy relocated to the north western side of the building; area of cultural and creative use on the ground floor increased.
- Ground floor courtyard: deep soil zone freed of all encumbrances; courtyard levels raised to both increase opportunity for canopy coverage and facilitate stormwater capture from the communal open space on the ground floor. Soil depth at the ground floor courtyard increased to support deeper planting and canopy coverage. Landscape species selection revised to provide qualifying canopy trees. Refer also to the Landscape Architect's documentation.
- OSD Tank 1 adjacent the loading dock has been relocated to Level 1 to allow increased area for the larger loading dock, including the addition of a second OSD tank (OSD Tank 2) at ground floor level.

Figure 14 Ground Plan (Exhibited / Proposed)



Source: TZG

Terrace Level

- Terrace geometry updated to provide a view from Terrace C to the courtyard and orientate glazing of Terrace A and B to maximise solar access. Terraces A to D visual privacy strategy adjusted; stairwell windows in Terraces C and D replaced with skylights; lockable sliding gates added to laneway entrances; retractable awnings added to rooftop terraces.
- Cross-ventilation compliance drawings updated showing operable window locations and air flow paths for all dwellings including Terraces A to D.

Figure 15 Terraces Plan (Exhibited / Proposed)



Source: TZG

Residential Levels 1 to 6 (Typical Plan)

- Apartment sizes decreased and total number increased. A third core added to the building to facilitate access to apartments in the centre of the floorplate.
- Reconfiguration of waste servicing strategy and corresponding chute planning and access.
- Internal planning of apartments and fixed furniture layouts adjusted; one Affordable Housing unit now located on Level 2.
- Facades elements repositioned laterally to respond to internal planning adjustments. Adjustments are minor in nature and do not alter the perceived bulk of the building, or the overall architectural expression.
- Additional, supplementary materials and finishes have been added to the Finishes and Materials schedule.

Figure 16 Level 1 Plan (Exhibited / Proposed)



Source: TZG

Figure 17 Level 3 Plan (Exhibited / Proposed)

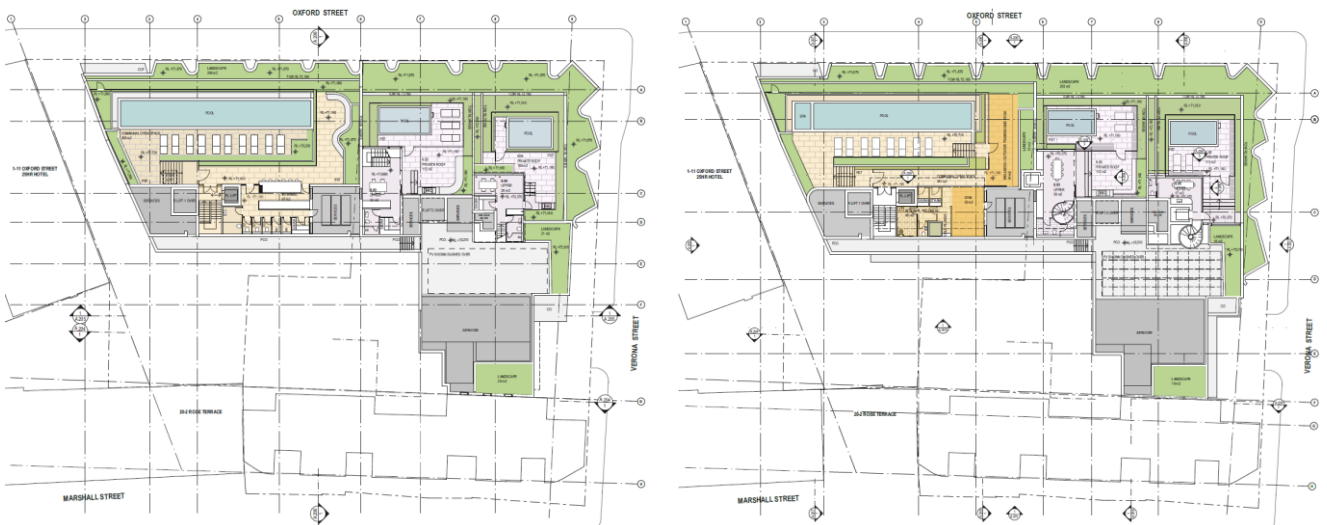


Source: TZG

Residential Level 7

- Wellness area added to Communal Rooftop, internal planning revised such that communal kitchen is removed and replaced with communal wellness area including a cold plunge bath and gym.

Figure 18 Level 7 Plan (Exhibited / Proposed)



Source: TZG

5.2 Updated Project Description

The project description is to be updated to reflect the proposed amendments to the scheme (amendments shown in **bold red** text below):

- 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:
 - ~~30~~ **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.

5.2.1 Numeric Overview

The following table provides a comparative analysis of the original and modified proposals based on the key development numeric components.

Table 6 Numeric Overview

Element	Exhibited Proposal		Refined Proposal		Change
Site Area	17 Oxford Street:	1,138sqm	No change		N/A
	13-15 Oxford Street:	957sqm			
	2 Verona Street:	438sqm			
	Total Site Area:	2,533sqm			
GFA per use	Market Residential:	6,911sqm	Market Residential:	6,581sqm	- 330sqm
	Affordable Housing:	1,483sqm	Affordable Housing:	1,481sqm	- 2sqm
	Cultural and Creative:	1,707sqm	Cultural and Creative:	1,666sqm	- 41sqm
	Retail:	490sqm	Retail:	430sqm	- 60sqm
	Total GFA:	10,591sqm	Total GFA:	10,158sqm	- 433sqm
FSR	10,591sqm GFA / 2,533sqm site area = 4.2:1 FSR		10,158sqm / 2,533sqm site area = 4.0:1		- 0.2:1
Height of Buildings	25m height plane portion	24.95m	No change		N/A
	15m height plane portion	12.95m			
Overall Dwellings and Mix	Studio	3 dwellings (6%)	Studio	3 dwellings (5%)	N/A
	1 bedroom	6 dwellings (12%)	1 bedroom	14 dwellings (22%)	+ 8 1-bed
	2 bedroom	13 dwellings (27%)	2 bedroom	29 dwellings (45%)	+16 2-bed
	3 bedroom	21 dwellings (43%)	3 bedroom	15 dwellings (22%)	- 6 3-bed
	4 bedroom	2 dwellings (4%)	4 bedroom	0 dwellings (0%)	-2 4-bed
	Terraces	4 terrace dwellings (8%)	Terraces	4 terrace dwellings (6%)	N/A
	Total:	48 dwellings (14 AH; 34 market)	Total:	65 dwellings (14 AH; 51 market)	+17 market dwellings
Deep Soil	177sqm (7%) complies		No change		N/A
Solar Access	39/48 (81%) complies		52/65 (80%) complies		- 1%

Element	Exhibited Proposal	Refined Proposal	Change
Cross Ventilation	30/48 (63%) complies	41/65 (63%) complies	No change
Communal Open Space	722sqm (28%) complies <ul style="list-style-type: none"> Ground Floor – 359sqm Level 7 (Rooftop) – 363sqm 	672sqm (26%) complies <ul style="list-style-type: none"> Ground Floor – 311sqm Level 7 (Rooftop) – 361sqm 	- 50sqm
Parking Spaces	50 car spaces, comprising: <ul style="list-style-type: none"> 42 standard car spaces 8 accessible car spaces 6 motorbike spaces	58 car spaces, comprising: <ul style="list-style-type: none"> 48 standard car spaces 10 accessible car spaces 6 motorbike spaces	+ 6 standard car spaces + 2 accessible car spaces
Bicycle Parking	<ul style="list-style-type: none"> 62 dedicated bicycle spaces on Basement 2 for residents and staff. Residents are provided with individual storage areas that are of sufficient size to accommodate a bicycle. Bicycle parking for visitors is available through rails on Oxford Street. EoT facilities in Basement Level 3. 	<ul style="list-style-type: none"> 65 dedicated bicycle spaces on Basement 2 for residents and staff. Residents are provided with individual storage areas that are of sufficient size to accommodate a bicycle. Bicycle parking for visitors is available through six rails on Oxford Street (providing 14 spaces in total, inclusive of the existing rail). EoT facilities in Basement Level 3. 	+3 dedicated bicycle spaces on Basement 2 + 6 visitor bicycle parking rails on Oxford Street
Servicing and Loading	Via loading dock on Ground Floor. Allowance for Council's 10.6m truck.	No change	N/A

5.3 Justification of the Refined Project

5.3.1 Project Design

Since the public exhibition of the EIS, the Applicant has refined the proposal to address matters raised in submissions and feedback from the Department. The changes primarily seek to reduce the average apartment size while retaining the general exhibited building envelope.

The refined proposal continues to deliver a high quality and coordinated built form outcome that responds sensitively to the site's prominent corner location on Oxford Street.

Key aspects of the exhibited design are retained, including:

- The general profile / envelope of the building, including a highly active frontage to Oxford Street.
- The retention of the two storey masonry façade of the former Verona Cinema.
- At least 12.5% of the permissible GFA dedicated as affordable housing for a minimum period of 15 years.
- The requisite proportion of 'cultural and creative' uses, in the form of a cinema and bar.
- Well designed apartment layouts that comply with the key residential amenity criteria in the NSW ADG.
- An access strategy that discreetly integrates servicing and basement parking.

The following, largely internal and minor design changes have been incorporated:

- Average apartment sizes have been reduced, resulting in an increased total yield (17 additional apartments), although there is no substantial change to the exhibited building bulk or envelope.
- The only minor adjustment to the envelope is a 410mm setback to the building line (reduction) relative to the exhibited scheme. Volumetrically, the refined building envelope is 0.29m³ less than the exhibited scheme.

- A third vertical circulation core has been introduced to improve access to centrally located apartments within the floorplate. Internal apartment layouts have been refined to enhance functionality and amenity. Notably the total GFA has been reduced by 433sqm.
- Building facades have been updated to respond to relocated party walls and internal planning adjustments.
- Ground floor circulation has been simplified to a single residential entry, improving legibility and access. The cultural and creative tenancy has been relocated to the north western portion of the building, with an increased overall area to strengthen activation and engagement at street level.
- Terrace geometry has been updated, including replacement of stairwell windows in Terraces C and D with skylights, introduction of lockable sliding gates to laneway entrances and provision of retractable awnings to rooftop terraces. Terraces A and B have also been refined in form to improve solar access.
- The waste servicing strategy has been reconfigured, including revised chute planning and access arrangements.
- End of trip facilities are now provided on Basement Level 3, separated from the cultural and creative tenancy.
- Car parking provision across Basement Levels 1 and 2 has been increased to 58 spaces (reflecting the increased apartment count) and two additional accessible parking spaces on Basement Level 2.
- Associated storage areas for apartments have been allocated within basement levels. The driveway width has been reduced to 6.5m, improving efficiency while maintaining safe pedestrian egress via a dedicated swing door. The previously proposed wellness area has been relocated to the Level 7 communal open space.
- The loading dock design has been refined in response to Council comments. Changes include an increased turntable diameter (13m), relocation of building services outside the loading area and adjustments to ramp gradients and clearances to achieve a compliant 4m headroom. The vehicle waiting bay has been relocated fully within the site boundary.
- Visitor bicycle parking is now provided at the Oxford Street frontage, supporting active transport. Public domain finishes have been updated to concrete unit paving in accordance with the City of Sydney Street Design Code.
- The ground floor courtyard (communal open space) has been enhanced, with the deep soil zone cleared of encumbrances and levels raised to improve canopy planting opportunities and facilitate stormwater capture. Soil depths have been increased to support larger canopy trees, with revised species selection to achieve compliance with deep soil and urban greening objectives.
- The on site detention system has been reconfigured, with the original tank adjacent to the loading dock relocated to Level 1 and supplemented by a second tank at ground floor level, enabling improved integration with the expanded loading dock and overall site servicing strategy.

In conclusion, the refined design retains the strengths of the exhibited scheme through refinements to the internal layout of the apartments, while also addressing the issues raised during public exhibition. The project continues to deliver a high quality urban renewal outcome for the site.

5.3.2 Strategic Planning Consistency

The proposal continues to align with the objectives of relevant strategic planning policies at the national, state, district and local levels:

- National Housing Accord – Contributes to supply targets by delivering new dwellings, including affordable housing, at a well-located inner-city site.
- Greater Sydney Region Plan and Eastern City District Plan – Supports objectives for housing diversity and affordability, urban renewal near public transport and activation of centres.

- City of Sydney Local Strategic Planning Statement (LSPS) – Strengthens Oxford Street’s cultural and creative role, delivers affordable housing and enhances the vibrancy of a key local centre.
- Oxford Street Cultural and Creative Precinct Planning Proposal – Retains and expands cultural and creative floor space, introduces active retail frontages and supports the nighttime economy.

The refined proposal continues to combine residential, affordable housing, retail and cultural uses delivering an integrated outcome that balances Council’s cultural objectives with State housing priorities. In conclusion the amendments do not alter the underlying strategic consistency of the proposal.

5.3.3 Statutory Planning Consistency

The amendments sought do not alter the statutory framework or approval pathway for the proposal. The project continues to be declared State Significant Development (SSD) under Schedule 1, Clause 26A of the State Environmental Planning Policy (Planning Systems) 2021, as it is in-fill affordable housing that meets the locational requirements of the Housing SEPP, exceeds the \$75 million EDC threshold and delivers more than 10% of its GFA as affordable housing for a minimum of 15 years. In accordance with Section 4.5 of the Environmental Planning and Assessment Act 1979, the Minister for Planning and Public Spaces remains the consent authority.

The site is zoned E1 (Local Centre) and R1 (General Residential) under the Sydney Local Environmental Plan 2012 (SLEP 2012). In line with the SLEP 2012, development for the purposes of ‘shop top housing’, ‘entertainment facilities’ and ‘multi dwelling housing’ are permissible with consent in these zones. The proposal therefore remains permissible and consistent with the statutory planning framework.

The refined design also continues to satisfy the relevant requirements of the EP&A Act and Regulations, as well as the applicable State Environmental Planning Policies, including the Housing SEPP, Sustainable Buildings SEPP, Resilience and Hazards SEPP, and Biodiversity and Conservation SEPP.

Importantly, the project maintains its delivery of 12.5% of the maximum permitted GFA as affordable housing and continues to comply with the Apartment Design Guide (ADG) and the design quality principles of the Housing SEPP.

Since the lodgement of the application on 26 November 2025, a ‘savings provision’ has been introduced by Sydney Local Environmental Plan 2012 (Amendment No 113), gazetted on 12 December 2025. Clause 1.8A(10) provides that a development application lodged, but not finally determined, before the commencement of that amendment must be determined as if the amendment had not commenced.

As this application was lodged prior to this date and remains undetermined, it is to be assessed under the planning controls in force at the time of lodgement. Accordingly, the amendments introduced by Amendment No 113 do not apply to the determination of this application.

In conclusion, the amendments do not affect the statutory consistency of the proposal. The project remains permissible with consent, satisfies all relevant pre-conditions and mandatory considerations, and retains a clear statutory pathway to approval. For completeness, an updated Statutory Compliance Table is provided at **Appendix B**.

5.3.4 Community Views

Throughout the development of the proposal, there has been ongoing engagement with key stakeholders including DPHI, City of Sydney Council, community groups and adjoining landowners. Feedback has also been received from government agencies through the exhibition and submissions process.

Feedback received during the public exhibition has been carefully reviewed and directly informed the amendments outlined in this report. Key issues raised through stakeholder engagement related to built form and character, traffic and access, environmental impacts on surrounding buildings, residential amenity and the delivery of affordable housing.

In response, the refined design incorporates a range of targeted improvements, including smaller average apartment sizes, updated servicing and basement arrangements (in response to Council comments),

improved ground floor access and activation and enhanced landscaping and communal open space. These changes improve functionality while maintaining the exhibited building envelope.

Collectively, these refinements deliver a higher level of amenity for residents and result in either neutral or reduced impacts to neighbours. The community will continue to have opportunities to provide feedback to DPHI on the refined proposal prior to its determination.

5.3.5 Likely Impacts of the Proposal

The design amendments have primarily been undertaken to optimise (reduce) average apartment sizes in response to market testing, while generally maintaining the exhibited building envelope and addressing feedback received during the exhibition period.

As a result, the refined design reduces environmental impacts when compared with those assessed in the November 2025 EIS package. The suite of revised drawings and updated technical reports submitted with this Submissions Report simply reflect these design refinements and/or provide clarification in response to issues raised in submissions. Importantly, no new or additional impacts arise from the amendments that would warrant further assessment.

For completeness, the proposed Mitigation Measures have been updated and are included at **Appendix A**.

5.3.6 Suitability of the Site

The site remains highly suitable for the proposed development for the following reasons:

- It is strategically located at the intersection of Oxford and Verona Streets and in close proximity to key employment, cultural and social infrastructure. This location places the site within a highly accessible inner city setting that is well suited to accommodate additional housing supply, including affordable housing, consistent with local and State planning priorities.
- The site benefits from excellent public transport accessibility, with frequent bus services operating along Oxford Street that provide connections to the CBD and Bondi Junction. Central and Kings Cross railway stations are also within walking distance, supporting transit oriented development outcomes. This high level of accessibility reinforces the appropriateness of the site for higher density housing and mixed use development.
- The surrounding land uses provide a supportive context for redevelopment. Oxford Street is characterised by a mix of activities, which together form a diverse and dynamic urban setting. Within this context, the proposed redevelopment complements and strengthens the area's identity by integrating housing, retail and cultural uses.
- The consolidation of three separate lots into a single development parcel creates an opportunity for a more coordinated and integrated built form response than would otherwise be achievable. With a total site area of 2,533sqm, the proposal enables areas of deep soil landscaping and a massing strategy that respects adjoining dwellings, heritage items and the broader conservation area. These urban design outcomes would not be possible on the fragmented sites individually.
- Heritage and environmental considerations have been appropriately addressed. The retention of the Verona Cinema façade at 17 Oxford Street will maintain continuity with the existing character, while the State heritage listed Busby's Bore and adjoining heritage terrace group have been subject of detailed assessment, confirming that potential impacts can be effectively managed. Technical investigations also confirm that issues such as geotechnical stability, stormwater management and potential site contamination can be resolved through standard mitigation measures.

Taken together, the site is an underutilised but well located parcel of land that can support additional housing, retail and cultural uses. It provides an optimal location for redevelopment within an identified renewal precinct, delivering significant social, cultural and economic benefits without generating unacceptable environmental impacts.

5.3.7 Public Interest

The proposed development is considered in the public interest for the following reasons:

- The proposal retains and expands cultural and creative uses within the site, including cinema and bar space, thereby reinforcing Oxford Street's role as a cultural and creative hub. This outcome directly supports the City of Sydney's planning framework for the Eastern Creative Precinct and strengthens both the day and night time economies. In this way, the development achieves a balance between meeting housing needs and sustaining the cultural functions that underpin Oxford Street's identity.
- It will deliver a substantial public benefit by providing new housing, including a dedicated affordable housing component secured for a minimum of 15 years. At least 12.5% of the maximum permitted gross floor area will be provided as affordable housing to be managed by a registered Community Housing Provider. This ensures that moderate income households, including essential workers, will have access to well located housing in central Sydney, directly responding to the State's affordable housing objectives and the targets set under the National Housing Accord.
- In addition to its affordable housing contribution, the project increases the overall supply and diversity of housing in the locality. A mix of apartment types and terraces will be provided, responding to different household needs and market segments. Delivering this housing in an inner city, high amenity location ensures that growth is directed to areas with strong infrastructure capacity and access to services, consistent with the objectives of the Greater Sydney Region Plan and Eastern City District Plan.
- The development also generates significant economic and employment benefits. The construction phase will create 339 jobs in construction and trades, while the operational phase will support 30 ongoing jobs in retail, cultural and creative industries. The introduction of new residents to the precinct will further stimulate local businesses and contribute to the ongoing revitalisation of Oxford Street.
- Activated retail and cultural frontages along Oxford Street will enhance safety, vibrancy and pedestrian amenity, reinforcing Oxford Street's role as a 'high street' destination.
- The design carefully manages heritage considerations by retaining the Verona Cinema façade, mitigating impacts on Busby's Bore and ensuring a sympathetic response to the adjoining heritage terrace group. This ensures that renewal is achieved in a way that respects the cultural and historic values of the locality.
- The proposal has been carefully designed to preserve high levels of solar amenity to surrounding properties, fully complying with the Sydney DCP 2012 overshadowing controls by maintaining a minimum of two hours of solar access to neighbouring living room windows and private open space (balconies and rear yards), or otherwise ensuring no net loss of solar. Although the DCP control is not a formal assessment requirement under the SSD framework, the design demonstrates that overshadowing impacts have been thoughtfully considered and minimised, an important achievement in a dense inner city environment where solar access is often a sensitive planning issue.
- The development also incorporates sustainability measures consistent with the Sustainable Buildings SEPP, including BASIX compliance, water sensitive urban design and deep soil planting, thereby contributing to the long term environmental performance and resilience of the precinct.

Overall, the development addresses pressing housing needs, contributes to the delivery of affordable housing, retains cultural uses, enhances the public domain and generates economic activity. It aligns with the objectives of relevant State and local planning policies, delivers tangible public benefits and manages environmental and heritage impacts appropriately.

For these reasons, the proposal is considered to be in the public interest and its approval is recommended.

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