

Our ref: Mixed-use development with in-fill affordable housing - 160 Oxford Street, Paddington (SSD-97528708)

Mr Nick Couloubis

Founder, The Trustee for TM NO. 8 DEVELOPMENT UNIT TRUST

Level 5, 19 Harris Street

PYRMONT New South Wales 2009

17 March 2026

Subject: Response to Submissions

Dear Mr Couloubis,

The exhibition of the State significant development application and environmental impact statement (EIS) for the mixed-use development with in-fill affordable housing, located at 160 Oxford Street, Paddington (SSD-97528708) ended on 16 March 2026.

We have placed all submissions on the NSW Planning Portal at www.planningportal.nsw.gov.au/major-projects/projects.

The Department of Planning, Housing and Infrastructure (the Department) now requires a written response to the issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021. The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

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

Please note that we are still waiting for comments from the Commonwealth Department of Defence. A response (if any) will be provided to you as soon as it is received.

The Department is also considering the proposal as outlined in your EIS and the issues raised in the submissions and will separately forward to you a list of key issues. Please address these key issues in the submissions report.

Please lodge your submissions report by 5 May 2026 via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>.

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

Department of Planning, Housing and Infrastructure



If you have any questions, please contact Victor Casasanta, on (02) 8289 6615 or via email at victor.casasanta@dpie.nsw.gov.au.

Yours sincerely,

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

Keith Ng

Team Leader, Affordable Housing Assessments
as delegate for the Planning Secretary