

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

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

4 May 2026

Subject: Request for Additional Information

Dear Mr Joseph

I refer to the State significant development application for a mixed-use development with infill affordable housing at 13-17 Oxford Street and 2 Verona Street, Paddington (SSD-87245208).

The Department requires that you provide a response to the comments raised in advice from agencies and the City of Sydney (Council) (see **Attachment 1**) regarding the Response to Submissions Report (RtS) submitted for the proposed development. Please note the Department is still awaiting feedback from Council and Sydney Water, which will be forwarded upon receipt.

The Department also requests that you provide the following additional information:

- Architectural plans demonstrate that the wintergarden for Apartment 1.13 (studio) is impeded by a nib wall. Clarify whether this is a drawing error. If not, provide an assessment to demonstrate that the nib wall would not adversely affect the internal and external amenity of the unit.

You are requested to provide the information, or notification that the information will not be provided, to the Department by 25 May 2026. If you cannot meet this deadline or do not intend to provide the additional information, please advise the Department via the NSW planning portal.

As at the date of this letter, the number of days in the assessment period that have elapsed stands at 69.

If you have any questions, please contact me on (02) 9995 5531 or via email at nathan.stringer@planning.nsw.gov.au.

Department of Planning, Housing and Infrastructure



Yours sincerely

A handwritten signature in black ink, appearing to be "N Stringer".

Nathan Stringer
Principal Planning Officer
Affordable Housing Assessments

Attachment 1 – Agency and Council advice