

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

Environmental Impact Statement

Urbis staff responsible for this report were:

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Project Code	P36438
Report Number	Final – 21 November 2025

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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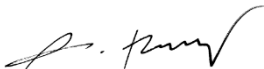
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EIS Declaration

Project Details		
Project name	Mixed use development with in-fill affordable housing – Oxford and Verona Street, Paddington	
Application number	SSD-87245208	
Address	13-15 and 17 Oxford Street and 2 Verona Street, Paddington	
Applicant details		
Applicant name	17 Oxford St Pty Ltd	
Applicant address	Suite 1.03, 2-8 Elizabeth Street, Paddington NSW 2021	
Environment Impact Statement (EIS) prepared by		
Name	Edward Green – Associate Director	Zara Bennett – Senior Consultant
Qualification	Bachelor of Planning (Hons), UNSW	Bachelor of City Planning (Hons), UNSW
Declaration		
Name	Andrew Harvey	
Qualification	Bachelor of Town Planning, UNSW	
Registration number	Registered Environmental Assessment Practitioner (REAP) No. 73066	
Registration organisation	Planning Institute of Australia	
The undersigned declares that this EIS: • Has been prepared in accordance with Part 8 Division 5 of the Environmental Planning and Assessment Regulation 2021. • Contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the EIS relates. • Does not contain information that is false or misleading. • Addresses the Planning Secretary's environmental assessment requirements (SEARs) for the project. • Identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments. • Has been prepared having regard to the Department's State Significant Development Guidelines – Preparing an Environmental Impact Statement. • Contains a simple and easy to understand summary of the project as a whole, having regard to the economic, environmental and social impacts of the project and the principles of ecologically sustainable development. • Contains a consolidated description of the project in a single chapter of the EIS. • Contains an accurate summary of the findings of any community engagement; and • Contains an accurate summary of the detailed technical assessment of the impacts of the project as a whole.		
Signature	 Andrew Harvey (REAP) Friday, 21 November 2025	

Glossary and Abbreviations

Reference	Description
ACHAR	Aboriginal Cultural Heritage Assessment Report
ACM	Asbestos Containing Material
AEP	Annual Exceedance Probability
AHD	Australia Height Datum
AHIMS	Aboriginal Heritage Information Management System
AIA	Arboricultural Impact Assessment
ANEF	Australian Noise Exposure Forecast
AQIA	Air Quality Impact Assessment
ARI	Average Recurrence Interval
ASS	Acid Sulphate Soils
BAM	Biodiversity Assessment Method
BC Act	Biodiversity Conservation Act 2016
BC Reg	Biodiversity Conservation Regulation 2017
BCA	Building Code of Australia
BDAR	Biodiversity Development Assessment Report
CBD	Central Business District
CDA	Concept Development Application
CEMP	Construction Environmental Management Plan
CMP	Construction Management Plan
CTMP	Construction Traffic Environmental Plan
CWC	Connecting with Country
DCP	Development Control Plan
DP	Deposited Plan
DPHI	New South Wales Department of Planning, Housing and Infrastructure
DSI	Detailed Site Investigation
EDC	Estimated Development Cost
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
EPA Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
EIS	Environmental Impact Statement

Reference	Description
EPA	New South Wales Environment Protection Authority
EPI	Environmental Planning Instrument
ESCP	Erosion and Sediment Control Plan
ESD	Ecologically Sustainable Development
GANSW	Government Architect New South Wales
GFA	Gross Floor Area
GTP	Green Travel Plan
HIS	Heritage Impact Statement
L _{Aeq}	A frequency-weighted Equivalent Continuous Sound Level
LEC	Land Environment Court New South Wales
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
MNES	Matters of National Environmental Significance
MUSIC	Model for Urban Stormwater Improvement Conceptualisation
NML	Noise Management Level
NRAR	Natural Resource Access Regulator
NSW	New South Wales
NVIA	Noise and Vibration Impact Assessment
OEMP	Operational Environmental Management Plan
R&H SEPP	State Environmental Planning Policy (Resilience and Hazards) 2021
PAD	Potential Archaeological Deposit
PBP	Planning for Bushfire Protection
PCT	Plant Community Type
PMF	Probable Maximum Flood
POM	Plan of Management
PSI	Preliminary Site Investigation
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
SAIL	Serious and Irreversible Impacts
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SIA	Social Impact Assessment
SIDRA	Signalised & Unsignalised Intersection Design and Research Aid

Reference	Description
Site	Lot 1 in DP 75105, Lot 1 in DP 137013 and Strata Plan 22113
SSD	State Significant Development
SSDA	State Significant Development Application
T&I SEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
TfNSW	Transport for New South Wales
TIA	Traffic Impact Assessment
VIA	Visual Impact Assessment
WCM	Water Cycle Management
WMP	Waste Management Plan
WSUD	Water Sensitive Urban Design

Executive Summary

This Environmental Impact Statement (**EIS**) has been prepared by Urbis Ltd (**Urbis**) on behalf of 17 Oxford St Pty Ltd (**the Applicant**). The EIS is submitted to the NSW Department of Planning, Housing and Infrastructure (**DPHI**) in support of a State Significant Development Application (**SSDA**) for a mixed use development with in-fill affordable housing at 13-15 and 17 Oxford Street and 2 Verona Street, Paddington (**the site**).

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 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.

Figure 1 CGI of Proposal (Oxford Street)



Source: TZG

Figure 2 CGI of Proposal (interface with hotel)



Source: TZG

SSD Qualification

The proposal qualifies as SSD under Section 26A of Schedule 1 of the *State Environmental Planning Policy (Planning Systems) 2021*, as it includes 'in-fill affordable housing' and:

- Is not prohibited under an Environmental Planning Instrument (EPI).
- Has an EDC that exceeds \$75 Million (for the residential component).
- Meets the locational requirements of the Housing SEPP; and
- Will provide at least 10% of the total GFA as affordable housing for at least 15 years.

Accordingly, DPHI issued 'Industry-Specific' Secretary's Environmental Assessment Requirements (**SEARs**) for the proposal on 15 July 2025. This EIS has been prepared in accordance with the relevant Departmental guidance, the requirements of the *EP&A Regulation 2021* and all SEARs requirements.

The Site

The site is located at 13–15 and 17 Oxford Street and 2 Verona Street, Paddington, within the City of Sydney local government area (LGA). It occupies a corner position at the intersection of Oxford Street and Verona Street and has a total area of 2,533sqm. The site comprises three allotments legally described as Lot 1 in DP 75105 (2 Verona Street), Lot 1 in DP 137013 (17 Oxford Street) and Strata Plan 22113 (13–15 Oxford Street).

Figure 3 Aerial Photograph



Source: Urbis

The site currently accommodates a mix of uses:

- 17 Oxford Street is occupied by a three-storey building that formerly accommodated the Verona Cinema complex. The ground level includes retail tenancies fronting Oxford Street, with loading areas accessed from Verona Street. Level 3 of this building comprises a penthouse apartment.

- 13–15 Oxford Street contains a three-storey residential apartment building comprising 27 dwellings, with vehicular access to a two-level basement car park from Oxford Street.
- 2 Verona Street contains a two-storey commercial office building, with vehicular access provided from Verona Street.

None of the buildings on the site are listed as local heritage items under the Sydney Local Environmental Plan 2012. However, the site is located above a State heritage item (Busby's Bore) and adjoins a heritage-listed terrace group at the rear. The site also falls within the Paddington Urban Heritage Conservation Area.

The surrounding context includes the '25hours' hotel at 1–11 Oxford Street and St Vincent's Hospital to the north; the Berkelouw Bookshop and Oxford House Hotel to the south; local retail shops and medium-density residential development to the east; and predominantly medium and low-density housing to the west.

Project History

Council Planning Proposal

On 1 December 2022, the City of Sydney's Oxford Street Cultural and Creative Precinct Planning Proposal was gazetted into the Sydney Local Environmental Plan 2012. These site-specific provisions introduced alternative maximum building height and floor space ratio controls, available only where existing cultural and creative floor space is retained and an additional 10% of the total GFA is dedicated to cultural and creative uses.

The gazetted framework is intended to realise Council's objectives for Oxford Street as the centrepiece of the Eastern Creative Precinct. In particular, it seeks to:

- Encourage cultural uses as drivers of creativity, job creation and enterprise.
- Reinvigorate Oxford Street's traditional high street character.
- Enhance the local and night-time economy, and
- Address the shortage of small to medium-sized performance and rehearsal spaces.

This planning context established the foundation for subsequent proposal on the site.

Previous Development Consent

On 21 December 2023, the City of Sydney Council granted consent for Development Application D/2022/1169 for the redevelopment of 17 Oxford Street. The approval allowed substantial demolition of the former Palace Verona building (while retaining its masonry façades), excavation for a two-level basement, and construction of a five-storey commercial office building. The scheme included ground-floor retail, cultural and creative spaces, and a rooftop terrace with a small bar.

Although the approval responded to Council's planning framework, the Applicant was unable to secure commercial office tenants in the prevailing market. Delivery of the scheme was therefore not pursued. This decision opened the way for a broader re-examination of redevelopment options.

Site Consolidation and Residential Scheme

In 2024, the acquisition of adjoining properties at 13–15 Oxford Street and 2 Verona Street enabled consolidation of three allotments into a larger redevelopment parcel. This expanded site created the opportunity for a more integrated planning response that combines residential, retail, cultural and creative uses, and importantly, affordable housing.

The new scheme draws upon the gazetted Oxford Street Cultural and Creative Precinct LEP controls and the State Government's Housing SEPP, which incentivises well-located housing (including affordable housing). Together, these frameworks support a redevelopment outcome that balances Council's cultural and creative objectives with State housing priorities.

Accordingly, the project has transitioned from an office-led approval at 17 Oxford Street to a comprehensive mixed-use redevelopment across three sites. The consolidated scheme delivers new housing (including affordable housing), retail, and cultural and creative uses.

Project Description and Objectives

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

- The demolition of existing structures on site, with retention of the two-storey masonry façade at 17 Oxford Street.
- Construction of a seven-storey, mixed use infill affordable housing development comprising:
 - Apartments located along the Oxford and Verona Street frontages including:
 - 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.

The intended outcomes of the project are to:

- Deliver new housing, including affordable housing, in line with State Government housing policy directions. The project will contribute to housing supply in an accessible, inner-city location that is well serviced by public transport, jobs and services.
- Respond to the strategic planning framework established through Council's 'Oxford Street Cultural and Creative Precinct Planning Proposal', by delivering a redevelopment that supports Oxford Street's role as a local centre and cultural hub. Specifically, the project will:
 - Retain and expand cultural and creative floor space within the precinct by ensuring existing cultural and creative uses are maintained and providing an additional 10% of GFA for such purposes.
 - Facilitate a mix of land uses including residential, retail, cultural and creative to activate the site both day and night and strengthen its role as part of Sydney's Eastern Creative Precinct.
 - Support the vibrancy of Oxford Street by providing diverse and activated street frontages, including new retail and cultural spaces at ground level, to reinforce the character of Oxford Street as a high street and attract pedestrian activity.
- Promote a high-quality urban design response through the consolidation of three allotments into a single integrated redevelopment parcel, delivering a co-ordinated built form that responds to its context, including the site's prominent corner location.
- Ensure high levels of residential amenity for future occupants through well-designed apartment layouts, access to light and ventilation, and provision of communal and private open space, consistent with the NSW Apartment Design Guide (ADG).
- Respect and manage heritage considerations, including the State-listed Busby's Bore and the surrounding Conservation Area, ensuring the development appropriately responds to its heritage setting.
- Contribute to local economic activity and employment generation by including cultural, creative and retail uses, ensuring alignment with Council's strategic objective to diversify the local economy and attract workers, visitors and tourists.

Community and Stakeholder Engagement

Community and stakeholder engagement has been undertaken by Urbis and the Project Team in the preparation of the SSDA. This includes direct engagement and consultation with:

- Adjoining landowners, local community groups and occupants; and
- Government, agency and utility stakeholders.

The outcomes of the community and stakeholder engagement have been incorporated into the proposal and are discussed in detail at **Section 5** and **Appendix N** of this EIS.

Project Justification

The EIS has assessed the project against the requirements of the Secretary's Environmental Assessment Requirements (SEARs) (**Appendix A**), and the relevant planning instruments and policies (**Appendix C**).

The proposal represents a carefully considered evolution of earlier redevelopment concepts for the site, transitioning from an office-led scheme to a mixed-use development that responds directly to Council's cultural and creative objectives while addressing the State's urgent housing needs. The consolidated scheme leverages the unique opportunity created by site amalgamation to deliver housing, including affordable housing, alongside cultural, creative and retail uses.

The project will make a meaningful contribution to the delivery of affordable housing by dedicating at least 12.5% of the permissible GFA to dwellings managed by a registered Community Housing Provider for a minimum of 15 years. This commitment is consistent with the objectives of the National Housing Accord and broader State Government initiatives to boost supply and improve housing affordability in well-located areas.

The design provides a high-quality urban form that responds sensitively to the site's prominent corner location, retaining the two-storey masonry façade of 17 Oxford Street while introducing new residential, retail and cultural spaces.

The proposal achieves a balance between heritage conservation and urban renewal. The scheme respects and manages the presence of the State heritage-listed Busby's Bore and adjoining heritage terrace group, while ensuring that cultural and creative uses remain a defining part of the precinct's identity.

Importantly, the retention of the cinema delivers a clear cultural and community benefit, ensuring the continuation of a long-standing use at the site. Together with the associated bar and foyer areas, it contributes to both day and night-time activity and supports Council's objective to sustain Oxford Street's identity as one of Sydney's key creative and entertainment destinations.

The key issues identified within the SEARs have been assessed in Section 6 of this EIS. This assessment has been informed by specialist reports addressing urban design, heritage, traffic, noise, social impacts, sustainability and residential amenity. The reports conclude that potential impacts can be appropriately mitigated.

In view of the above, it is considered that this SSDA has significant merit. The proposal will deliver much needed housing (including affordable housing), reinforce Oxford Street's cultural and creative identity, improve the public domain and generate local employment and economic activity. Subject to the implementation of the mitigation measures described in this report and supporting documents, the development should be approved.

1 Introduction

This EIS has been prepared by Urbis on behalf of 17 Oxford St Pty Ltd. The EIS is submitted to DPHI in support of an SSDA for a mixed use development with in-fill affordable housing at 13–15 and 17 Oxford Street and 2 Verona Street, Paddington (the site).

The Applicant details for the proposed development are listed in the **Table 1**.

Table 1 Applicant Details

Proponent	17 Oxford St Pty Ltd
Postal Address	Suite 1.03, 2–8 Elizabeth Street, Paddington NSW 2021
ABN	70 653 394 76
Nominated Contact	Zara Bennett (Senior Consultant – Urbis) P: (02) 8233 9932 E: zbennett@urbis.com.au

1.1 The Project

The SSDA seeks 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.

The key objectives for the proposed development are to:

- Deliver new housing, including affordable housing, in line with State Government housing policy directions. The project will contribute to housing supply in an accessible, inner-city location that is well serviced by public transport, jobs and services.
- Respond to the strategic planning framework established through Council's 'Oxford Street Cultural and Creative Precinct Planning Proposal', by delivering a redevelopment that supports Oxford Street's role as a local centre and cultural hub. Specifically, the project will:
 - Retain and expand cultural and creative floor space within the precinct by ensuring existing cultural and creative uses are maintained and providing an additional 10% of GFA for such purposes.
 - Facilitate a mix of land uses including residential, retail, cultural and creative to activate the site both day and night and strengthen its role as part of Sydney's Eastern Creative Precinct.

- Support the vibrancy of Oxford Street by providing diverse and activated street frontages, including new retail and cultural spaces at ground level, to reinforce the character of Oxford Street as a high street and attract pedestrian activity.
- Promote a high-quality urban design response through the consolidation of three allotments into a single integrated redevelopment parcel, delivering a co-ordinated built form that responds to its context, including the site's prominent corner location.
- Ensure high levels of residential amenity for future occupants through well-designed apartment layouts, access to light and ventilation, and provision of communal and private open space, consistent with the NSW Apartment Design Guide (ADG).
- Respect and manage heritage considerations, including the State-listed Busby's Bore and the surrounding Conservation Area, ensuring the development appropriately responds to its heritage setting.
- Contribute to local economic activity and employment generation by including cultural, creative and retail uses, ensuring alignment with Council's strategic objective to diversify the local economy and attract workers, visitors and tourists.

1.2 Project Background

Council Planning Proposal

On 1 December 2022, the City of Sydney's Oxford Street Cultural and Creative Precinct Planning Proposal was gazetted into the Sydney Local Environmental Plan 2012. These site-specific provisions introduced alternative maximum building height and floor space ratio controls, available only where existing cultural and creative floor space is retained and an additional 10% of the total GFA is dedicated to cultural and creative uses.

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- Encourage cultural uses as drivers of creativity, job creation, and enterprise.
- Reinvigorate Oxford Street's traditional high street character.
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Although the approval responded to Council's planning framework, the Applicant was unable to secure commercial office tenants in the prevailing market. Delivery of the scheme was therefore not pursued. This decision opened the way for a broader re-examination of redevelopment options.

Site Consolidation and Residential Scheme

In 2024, the acquisition of adjoining properties at 13–15 Oxford Street and 2 Verona Street enabled consolidation of three allotments into a larger redevelopment parcel. This expanded site created the opportunity for a more integrated planning response that combines residential, retail, cultural and creative uses, and importantly, affordable housing.

The new scheme draws upon the gazetted Oxford Street Cultural and Creative Precinct LEP controls and the State Government's Housing SEPP, which incentivises well-located housing (including affordable housing).

Together, these frameworks support a redevelopment outcome that balances Council’s cultural and creative objectives with State housing priorities.

Accordingly, the project has transitioned from an office-led approval at 17 Oxford Street to a comprehensive mixed-use redevelopment across three sites. The consolidated scheme delivers new housing (including affordable housing), retail, and cultural and creative uses, ensuring alignment with both local planning objectives and State housing policy.

Scoping Proposal

The proposed development is generally consistent with the development described in the Request for SEARs (July 2025). The key differences between the Request for SEARs and the proposal described in this EIS are highlighted in the table below. The minor changes are as a result of design development process as the project progressed from schematic design to full SSDA documentation.

Table 2 Scoping and EIS proposal comparison

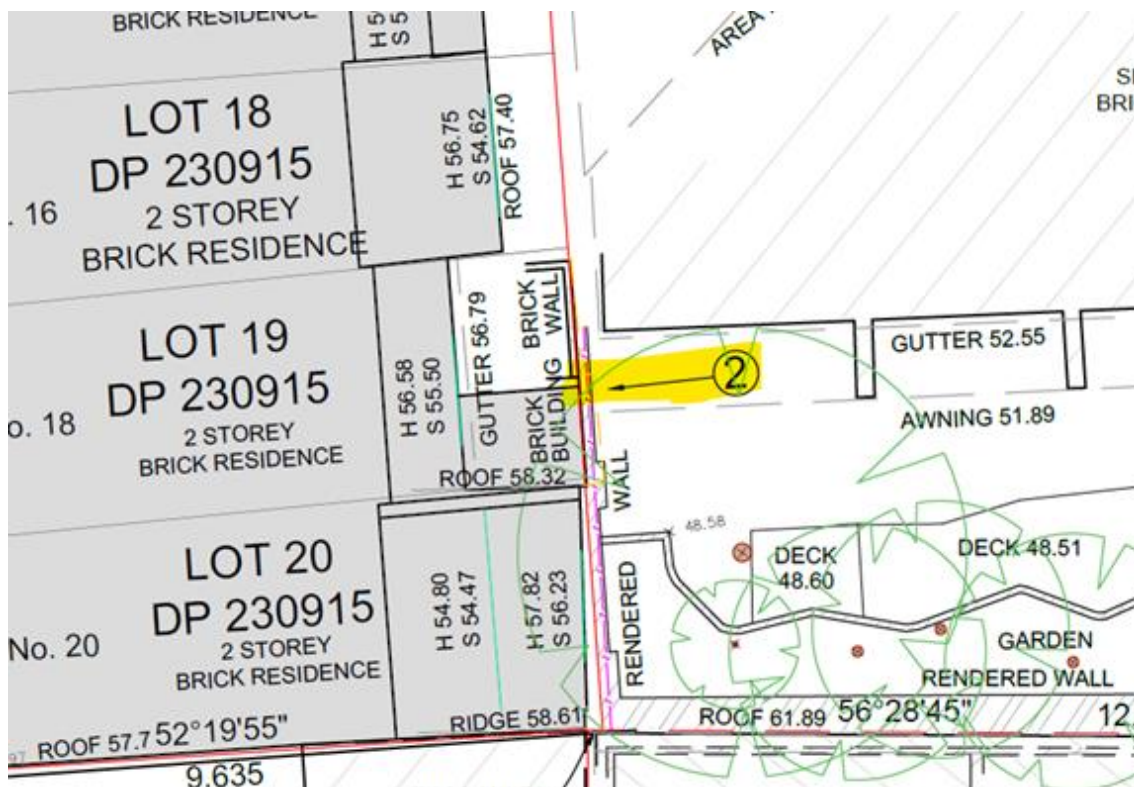
Aspect of Proposal	Request for SEARs Document	Consistency
Demolition and Retention	Demolition of existing structures on the site, with retention of the two-storey masonry façade at 17 Oxford Street.	<i>Wholly consistent</i>
Built Form	• Apartments are proposed along the Oxford and Verona Street frontages. • Ground-level retail and a small proportion of cultural and creative uses are proposed fronting Oxford Street to support active street frontages. • Townhouses are proposed in a perpendicular arrangement on the 2 Verona Street lot. • Approximately 1,669sqm of ‘cultural and creative’ uses (equivalent to the existing amount plus 10% of the proposed GFA) are proposed at basement and ground floor levels, in accordance with the provisions of Clauses 6.60D and 6.60E. • One level of basement car parking is proposed to support the development.	<i>Generally consistent</i> • 1,707sqm of ‘cultural and creative’ use now proposed, up from 1,669sqm at ‘Request for SEARs’ stage. • Two levels of basement car parking now proposed, up from one at ‘Request for SEARs’ stage.
Public Domain and Landscaping	A central deep soil zone, co-located with communal open space, is proposed to meet landscaping and amenity requirements.	<i>Generally consistent</i> In response to feedback from Rose Terrace residents, the through-site link has been removed from the plans, and gated access will be implemented from Verona Street to preserve privacy and security.
Affordable Housing	12.5% of the maximum permissible GFA will be delivered as affordable	<i>Wholly consistent</i>

Aspect of Proposal	Request for SEARs Document	Consistency
	housing. This will be managed by a registered Community Housing Provider (CHP) for a minimum period of 15 years. The affordable housing provision corresponds with a 25% uplift in base / local built form controls.	
Built Form and Planning Controls	- Floor Space Ratio (FSR): 4.08:1 across the site (noting the site is subject to two FSR controls). - Maximum Building Height: 25 metres.	<i>Generally consistent</i> - FSR: 4.2:1 FSR across the site. - Maximum building height: 24.95 metres.

1.3 Restrictions and Covenants

The survey plan prepared by Boxall identifies a single easement along the rear boundary of 13–15 Oxford Street, described as an 'Easement for Support'. We understand this easement provides for structural support to the adjoining Rose Street Terraces, ensuring their ongoing stability and preservation. The easement is proposed to be retained as part of the development.

Figure 4 Easement (highlighted by Urbis)



Source: Urbis

2 Strategic Context

This section of the EIS outlines the key characteristics of the site and its relationship to the surrounding context. It explains how the proposal responds to relevant strategic planning policies, identifies other projects to be considered in the cumulative impact assessment, and summarises the feasible alternatives explored by the Applicant.

2.1 Key Features of Site and Locality

The location of the site is illustrated in **Figure 5**. The key features of the site are described in **Table 3** below. Photographs of the current site condition are provided in **Figure 6**.

Figure 5 Local Context Map



Source: Urbis

Table 3 Site and Locality Description

Characteristic	Description
Key Site Features	
Address	13-15 and 17 Oxford Street, and 2 Verona Street, Paddington
Legal Description	Lot 1 in DP 75105, Lot 1 in DP 137013 and Strata Plan 22113
Zoning	13-15 & 17 Oxford Street, Paddington – E1 (Local Centre) 2 Verona Street, Paddington – R1 (General Residential)

Characteristic	Description
Existing Use / Structures / Access	17 Oxford Street is occupied by a three-storey building that formerly accommodated the Verona Cinema complex. The ground level includes retail tenancies fronting Oxford Street, with loading areas accessed from Verona Street. Level 3 of this building comprises a penthouse apartment. 13–15 Oxford Street contains a three-storey residential apartment building comprising 27 dwellings, with vehicular access to a two-level basement car park from Oxford Street. 2 Verona Street contains a two-storey commercial office building, with vehicular access provided from Verona Street.
Site Area	2,533sqm
Site Frontage and Width	The site is irregularly shaped, with the following frontages: 64m to Oxford Street (primary frontage). 49m to Verona Street. The rear of the site backs on to 4 Verona Street (37m frontage) and also abuts the Marshall Street / Rose Terrace group.
Adjacent land uses North	Newly constructed '25hours' hotel at 1–11 Oxford Street; beyond this lies St Vincent's Hospital.
Adjacent land uses South	The Berkelouw Bookshop and the Oxford House Hotel, which includes a restaurant and bar.
Adjacent land uses East	Retail shops fronting Oxford Street and medium-density residential development.
Adjacent land uses West	Predominantly medium and low-density residential housing.
Topography	The site falls approximately 4.66m from Marshall Street/Rose Terrace (RL 51.83) to Oxford Street (RL 47.17).
Vegetation / Biodiversity	The site supports ornamental plantings and five London Plane trees along Oxford Street. No remnant native vegetation threatened species or ecological communities occur onsite. A BDAR Waiver was granted by the Department of Planning, Housing and Infrastructure confirming no significant biodiversity impacts.
Flooding/Overland Flow	The site is part of the City of Sydney Rushcutters Bay Catchment Flood Study (WMA Water, 2016). Council flood mapping confirms the site is not flood-affected.
Heritage	The site is located in the locally listed 'Paddington Urban Heritage Conservation Area' (CA50). Directly behind 13–15 Oxford Street is the local heritage item I1103 (2–20 Rose Terrace, terrace group including interiors). The State Heritage listed Busby's Bore is also located underneath the site.

Characteristic	Description
Aboriginal Archaeology	A Due Diligence Assessment undertaken by AMAC confirmed the site is assessed as having low archaeological potential, and no further Aboriginal heritage assessment or AHIP is required.
Geotechnical	Subsurface conditions comprise fill overlying sandy clay and highly weathered sandstone. Groundwater was encountered at approximately RL 43–44 m AHD.
Acid Sulfate Soils	Soil testing has confirmed no presence of actual or potential acid sulfate soils. The site is located outside mapped acid sulfate soil risk areas.
Contamination	Detailed Site Investigations undertaken by EI Australia (2022–2025) identified asbestos-impacted fill soils within the footprint of 17 Oxford Street. All hazardous materials will be removed and disposed of by licensed contractors prior to demolition and construction.
Surrounding Locality	
Public Transport	The site is well serviced by public transport. Multiple bus routes operate along Oxford Street, providing frequent connections to the Sydney CBD (to the west) and Bondi Junction interchange (to the east). The nearest train station is Kings Cross (approximately 1.2 km to the north-west), with Central Station also accessible via direct bus services.
Major Roads	Oxford Street is a key arterial road linking the Sydney CBD with Bondi Junction, providing both vehicular and public transport access. Nearby major roads include South Dowling Street to the west and Moore Park Road to the south, both of which connect to the Eastern Distributor and broader Sydney road network.
Open Space	The site is in close proximity to several significant open spaces, including Centennial Parklands (approximately 1.8km to the south-east) and Moore Park (approximately 600m south). Smaller pocket parks and landscaped public spaces are also distributed throughout Paddington's residential areas.
Social Infrastructure	The locality is well supported by social and community infrastructure. St Vincent's Hospital and associated health services are located immediately to the north. Educational facilities in the area include Paddington Public School and UNSW Art & Design campus at Greens Road. Cultural and recreational assets nearby include the Paddington Town Hall, Chauvel Cinema, and a wide range of galleries, performance spaces, and hospitality venues along Oxford Street. Major sporting and entertainment facilities are also nearby, including Allianz Stadium and the Sydney Cricket Ground within Moore Park.

Figure 6 Site Photographs



Picture 1 View of site from Oxford Street



Picture 2 Oxford Street elevation



Picture 3 13-15 Oxford Street



Picture 4 Verona Street elevation



Picture 5 Interface between site and 25h hotel



Picture 6 2 Verona Street and vehicular access

Source: Urbis

Figure 7 Locality Photographs



Picture 7 View of Oxford Street (west of site)



Picture 8 25h hotel (1-11 Oxford Street)



Picture 9 View of Oxford Street (east of site)



Picture 10 South Dowling Street (facing south)



Picture 11 Rear of 25h hotel and Rose Terrace

Source: Urbis



Picture 12 View up Verona Street (site on right)

2.2 Cumulative Impact Assessment

In accordance with the Cumulative Impact Assessment Guidelines for State Significant Projects (November 2021), the cumulative impacts of the proposed development have been considered in this EIS and the accompanying technical reports.

The technical studies supporting the EIS have evaluated cumulative impacts in the context of the proposal and its surroundings as follows:

- **Noise Impacts:** Predicted noise levels account for existing background noise, with the proposal's contributions added to these baseline levels. Comparisons between predicted noise emissions and measured daytime, evening and night-time levels at representative locations indicate that the development would not materially increase cumulative noise levels.
- **Traffic Impacts:** The traffic assessment evaluates cumulative impacts by integrating baseline traffic counts with projected vehicle movements associated with the development. The assessment concludes that vehicle movements from the proposal would not significantly affect the capacity or service levels of the existing road network.
- **Overshadowing:** The proposal provides setbacks that comply with the Apartment Design Guide, ensuring overshadowing impacts comply with Sydney DCP 2012 requirements.
- **Stormwater Management:** The stormwater system is designed to manage cumulative impacts and improve local catchment conditions compared with the current condition. The development does not create water quality, water quantity or flooding impacts for surrounding properties.

The proposed development, whether considered independently or in combination with other developments in the area, does not result in cumulative environmental impacts that cannot be appropriately managed through the mitigation measures detailed in **Appendix B**.

2.3 Agreements with Other Parties

This application does not require a Planning Agreement.

2.4 Feasible Alternatives

Clause 192(1)(c) of the *Environmental Planning and Assessment Regulation 2021* (**the Regulation**) requires an analysis of any feasible alternatives to the proposed development, including the consequences of not carrying out the development.

The project team examined several feasible alternatives to the proposed development as outlined in **Table 4**.

Table 4 Project Alternatives

Option	Discussion
Option 1 <i>Do Nothing</i>	If no redevelopment occurs, the site will continue to accommodate ageing buildings in underutilised form, including a vacant cinema and office building. This option would not contribute to Council's objectives for the Oxford Street Cultural and Creative Precinct or deliver housing (including affordable housing) in a well-located inner-city location. It represents a lost opportunity to revitalise the site, enhance the public domain and support local economic activity.

Option	Discussion
Option 2 <i>Existing Approval</i>	Council has granted approval for a five-storey commercial office development at 17 Oxford Street. While this responds to the Cultural and Creative Precinct planning framework, it does not reflect current market conditions, with limited demand for new office space in this location. The scheme also fails to deliver any housing, including affordable housing, and is limited to a partial redevelopment of the site, without the broader benefits of consolidation.
Option 3 <i>In fill Affordable Housing (only)</i>	An option that focuses exclusively on in-fill affordable housing could deliver much-needed affordable dwellings but would fail to balance Council's cultural and creative priorities for Oxford Street. Such an approach, while financially viable for the Applicant, would not provide for cultural uses, resulting in a poor alignment with local planning objectives.
Option 4 <i>The Proposal</i>	The proposed scheme represents the most balanced and viable option. It delivers new housing, including affordable housing to be managed by a Community Housing Provider, in accordance with State Government policy. It also retains and expands cultural and creative floorspace consistent with Council's planning framework, provides retail activation at ground level. By consolidating three allotments, the proposal achieves a co-ordinated urban design outcome that integrates heritage considerations, supports residential amenity, and contributes to the vibrancy of Oxford Street as part of Sydney's Eastern Creative Precinct.

2.5 Strategic Planning Alignment

The proposed development is aligned with the State, district and local strategic plans and policies applying to the site as outlined in **Table 5** below.

Table 5 Strategic Planning Consistency

Plan	Detail
National Housing Accord	The Federal Government announced the National Housing Accord in October 2022, committing to deliver 1.2 million well-located homes over five years from July 2024. The Accord aims to improve housing affordability by boosting supply and supporting more social and affordable housing. It includes: • An initial, aspirational national target of delivering a total of one million new, well located homes over 5 years from 2024; and • Immediate and longer-term actions for all parties to support the delivery of more affordable homes. The proposal is aligned with the National Housing Accord as it seeks to deliver a significant amount of additional high-amenity housing in an accessible location. The NSW Government has recently released 5-year housing completion targets for 43 councils across Greater Sydney. These targets reflect NSW's commitment to deliver 377,000 new homes, including approximately 15,800 social and affordable dwellings, across the state by 2029 under the National Housing Accord. A five year target of 18,900 new dwellings has been identified for the City of Sydney LGA, the achievement of which will be assisted by this proposal.

Plan	Detail
Greater Sydney Region Plan – A Metropolis of Three Cities & Eastern City District Plan	The proposal is consistent with the Greater Sydney Region Plan and the Eastern City District Plan in the following ways: • The proposal supports Objective 10 (Housing supply) and Objective 11 (Housing diversity and affordability) of the Greater Sydney Region Plan, and Planning Priority E5 of the Eastern City District Plan. By delivering a mix of housing typologies, including affordable housing to be managed by a Community Housing Provider, the development addresses critical housing needs in a highly accessible location within Sydney’s Eastern City. • The development aligns with Objective 14 of the Region Plan and Planning Priority E10 of the District Plan by providing new housing, jobs, and cultural uses within close proximity to public transport and the Sydney CBD. The site’s location enables residents to access employment, education and services within 30 minutes, reinforcing the concept of a connected, sustainable and liveable city. • Consistent with Objective 12 (Great places that bring people together) and Objective 13 (Environmental heritage is identified, conserved and enhanced), the proposal strengthens the Oxford Street precinct as a cultural and creative hub. It delivers over 1,600sqm of cultural and creative uses, activates the public realm with retail street frontages, and respects its heritage setting. Overall, the proposal efficiently leverages existing infrastructure, contributes to the liveability and economic vibrancy of the Eastern City District, and aligns with the vision of a more productive, sustainable and inclusive Greater Sydney.
Local Strategic Planning Statement	The City of Sydney’s Local Strategic Planning Statement (LSPS) sets a 20-year vision for managing growth and land use change within the LGA. According to the LSPS, the site is located within the Oxford Street village, a locality recognised for its strong creative character and cultural significance. It also forms part of the mapped ‘Eastern Creative Precinct’, which highlights its strategic role in Sydney’s cultural landscape. The proposed development will strengthen this identity by introducing active ground-level retail fronting Oxford Street, while also providing dedicated cultural and creative space within the basement. Together, these elements contribute to the vibrancy, diversity, and long-term sustainability of the broader creative precinct. The proposal incorporates a diverse range of housing typologies, including a affordable housing component. The site is ideally positioned for new housing, being within an accessible area close to public transport and the Sydney CBD. Ultimately, the proposal supports the LSPS’s objective of delivering 11,000 affordable dwellings by 2036 and aligns with the vision of creating a culturally vibrant, inclusive and well-connected city.

2.6 Strategic Justification Summary

The project is considered to be aligned with the overall strategic context for these reasons:

- The project has responded to the key characteristics of the site, including its location within the Paddington Urban Heritage Conservation Area, its prominent Oxford Street frontage and its proximity to adjoining heritage items. The design has carefully managed these constraints through a co-ordinated built form outcome across three consolidated allotments, which respects the established and emerging character of Oxford Street.
- The locality is well supported by transport, infrastructure and services, with frequent bus connections along Oxford Street, proximity to Central Station and ready access to St Vincent's Hospital, educational facilities, and major cultural, sporting and entertainment venues. Within this setting, the project has been designed to contribute positively to the functioning of the precinct and to align with the broader renewal of Oxford Street.
- The proposal has evolved following consideration of a range of alternatives, including retaining the site in its current condition, proceeding with the existing commercial office approval at 17 Oxford Street, and pursuing an affordable housing-only scheme. Each alternative was found to be limited in its ability to deliver housing, affordable housing, and cultural and creative uses in line with Council's planning framework. The mixed-use redevelopment now proposed is the most effective way to achieve a balanced outcome that addresses housing demand, strengthens Oxford Street's cultural and creative role, and supports activation of the local centre.
- The project is consistent with relevant State and local strategic planning objectives, including the Oxford Street Cultural and Creative Precinct LEP provisions, the Housing SEPP, and the State Government's housing targets under the National Housing Accord. It retains and expands cultural and creative floor space, provides new housing (including a dedicated affordable housing component to be delivered in partnership with a Community Housing Provider), and enhances Oxford Street's role within the Eastern Creative Precinct. The project also supports Council's objectives for activated street frontages and strengthened night-time economy, while ensuring the scale and massing are appropriate to the heritage context.

3 Project Description

The following section of the EIS summarises the key numeric components of the proposed development and describe the demolition, site preparation, construction and operational phases in further detail.

3.1 Project Overview

The key components of the proposed development are listed in the following table. A copy of the architectural drawings accompanies the EIS.

Table 6 Project Summary

Project Element	Summary
Project Summary	The SSDA seeks 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. <i>Note: Lot consolidation is proposed so that the site will comprise a single allotment. This will be formalised post consent.</i>
Key Project Metrics	
Site Area	17 Oxford Street: 1,138sqm 13-15 Oxford Street: 957sqm 2 Verona Street: 438sqm Total Site Area: 2,533sqm
Gross Floor Area (GFA)	Market Residential: 6,911sqm Affordable Housing: 1,483sqm Cultural and Creative: 1,707sqm Retail: 490sqm Total GFA: 10,591sqm

Project Element	Summary
Floor Space Ratio (FSR)	17 Oxford & 13-15 Oxford Street: 9,808sqm GFA / 2,095sqm site area = 4.7:1 FSR 2 Verona Street: 783sqm GFA / 438sqm site area = 1.8:1 FSR FSR: 10,591sqm GFA / 2,533sqm site area = 4.2:1 FSR
Height of Buildings	25m height plane portion – 24.95m 15m height plane portion – 12.95m
Jobs	Construction – 339 jobs Operation – 30 jobs
Estimated Development Cost	\$96,973,532 (ex GST)
Residential Amenity / ADG Compliance	
Overall Dwellings and Mix	• Studio – 3 dwellings (6%) • 1 bedroom – 6 dwellings (12%) • 2 bedroom – 13 dwellings (27%) • 3 bedroom – 21 dwellings (43%) • 4 bedroom – 2 dwellings (4%) • Terraces – 4 terrace dwellings (8%) Total: 48 dwellings (14 affordable; 34 market)
Affordable Housing Dwelling Mix	• Studio – 3 dwellings • 1 bedroom – 6 dwellings • 2 bedroom – 3 dwellings • 3 bedroom – 2 dwellings Total: 14 affordable dwellings
Deep Soil Area	Achieved: 177sqm (7%) <i>complies</i>
Communal Open Space	Achieved: 722sqm (28%) <i>complies</i> • Ground Floor – 359sqm • Level 7 (Rooftop) – 363sqm
Solar Access	Achieved: 39/48 (81%) <i>complies</i>
Cross Ventilation	Achieved: 30/48 (63%) <i>complies</i>
Access and Parking	
Car Parking	• 50 car parking spaces • 6 motorcycle spaces

Project Element	Summary
Bicycle Parking	62 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.
Servicing and Loading	Via loading dock on Ground Floor. Allowance for Council's 10.6m truck.
Operational Parameters	
Hours of Operation	Cinema and Bar – 7am to midnight (capacity of up to 600 people) Retail – 7am to 10pm Monday to Saturday <i>Note: the submitted Plan of Management (PoM) is indicative by nature as it is anticipated that further Development Applications will be required for the fit out and use of the non-residential spaces. These future development applications will be accompanied by detailed Plans of Management, prepared by the selected tenants.</i>

3.2 Affordable Housing Provision and Bonus

Establishment of Local Controls

The proposal utilises the 'alternative' height and FSR bonuses available under Clause 6.60D and Clause 6.60E of the *Sydney Local Environmental Plan 2012*. This results in the following local built form controls:

- 13-15 & 17 Oxford Street – 4.3:1 (FSR) and 20m (Height).
- 2 Verona Street – 1:1 (FSR) and 12m (Height). *It is noted that this site falls outside the OSCCP controls and as such, these are simply the base Sydney LEP height and FSR controls.*

Application of SEPP (Housing) Bonuses

The table below illustrates how the bonuses available under Section 16 of SEPP (Housing) are applied on top of this local framework. As the proposal will provide 12.5% of the maximum permissible GFA as affordable housing (to be managed by a Registered CHP for 15 years), a 25% uplift is available on the local controls.

Table 7 Explanation of Built Form Controls

Parameter	Portion of the Site	Base Control (+ 25% AH bonus)	Proposal
FSR	13-15 & 17 Oxford Street	4.3:1 (base) + 25% = 5.375:1 Max permitted GFA: 11,261sqm [max 0.8:1 / 1,676sqm in basement]	4.7:1 (<i>complies</i>) Proposed GFA: 9,808sqm [0.79:1 / 1,663sqm in basement]
	2 Verona Street	1:1 (base) + 25% = 1.25:1 Max permitted GFA = 547sqm	1.8:1 (<i>does not comply, refer to Cl 4.6</i>) Proposed GFA: 783sqm
	Total Permissible GFA	11,808sqm	10,591sqm (<i>1,217sqm under</i>)
Affordable Housing		12.5% of the max. permitted GFA = 1,476sqm	1,483sqm of AH to be managed by a Registered CHP for at least 15 years (<i>complies</i>)
Height	13-15 & 17 Oxford Street	20m (base) + 25% = 25m	24.95m (<i>complies</i>)
	2 Verona Street	12m (base) + 25% = 15m	12.95m (<i>complies</i>)

3.3 Project Components

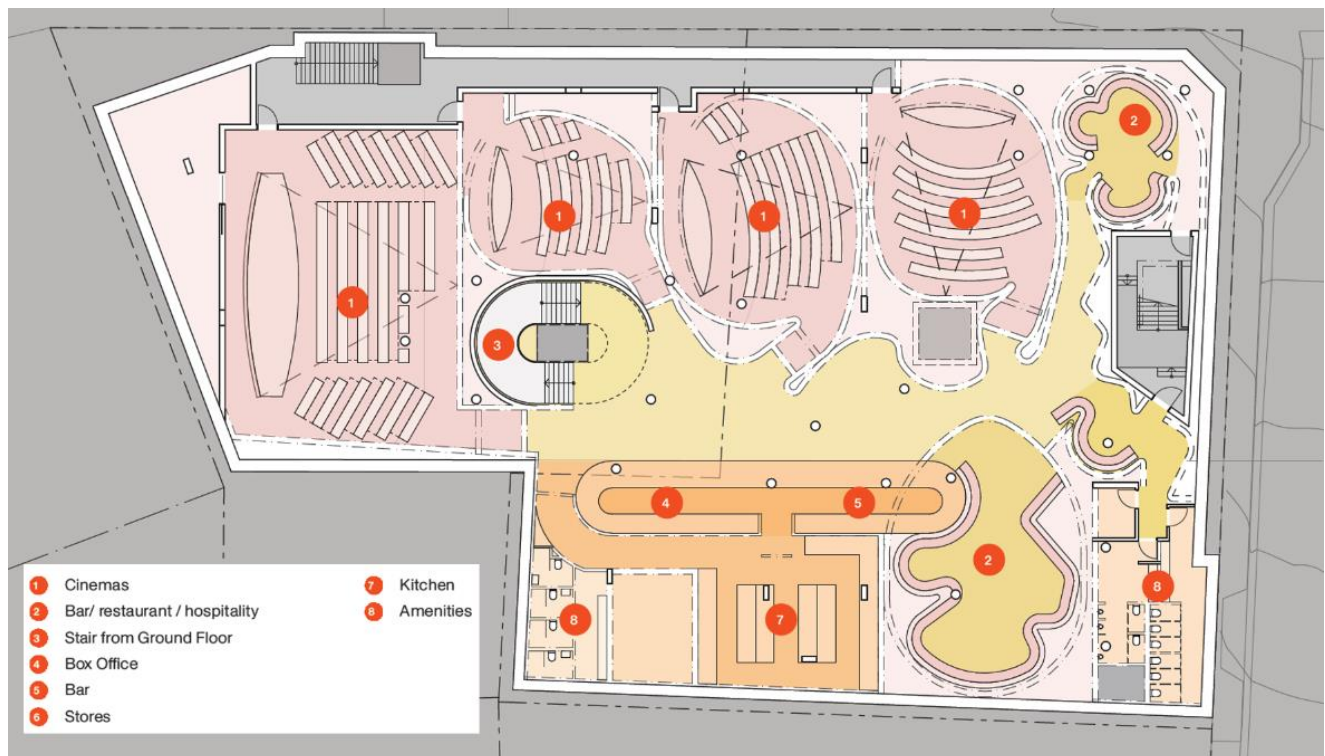
3.3.1 Cultural and Creative Uses (Cinema and Bar)

The proposal includes four cinema auditoria and an associated bar located within Basement Level 3, maintaining the long-standing cinema use at the site.

Locating these uses below ground responds to their operational characteristics, including limited reliance on natural daylight, the need for specialised acoustic treatment and the requirement to minimise noise and vibration impacts on nearby residential properties.

Access to the cinemas and bar is provided from the Oxford Street foyer via dedicated lift and stair connections, ensuring a clear and functional link between the activated street frontage and the cultural uses within the building.

Figure 8 Cinema Floor Plan (Basement 3)



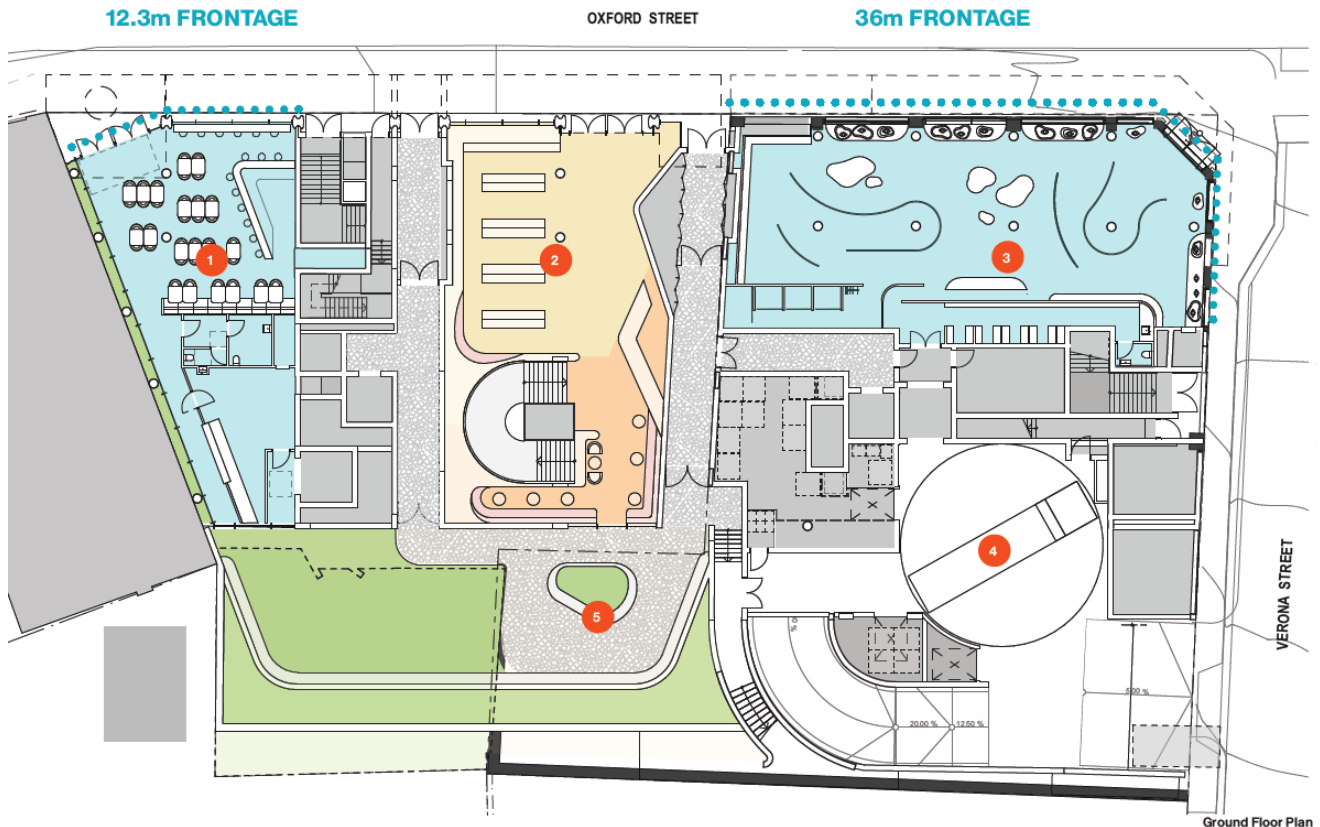
Source: TZG

3.3.2 Retail Uses

The ground floor is organised into three distinct components, separated by two residential entries. This arrangement modulates the perceived building scale, maintains an appropriate level of privacy and supports a continuous and active frontage.

The retail tenancies are flexibly designed to accommodate a range of uses (indicatively a restaurant and clothing retailer).

Figure 9 Ground Floor Plan



Source: TZG

3.3.3 Residential Uses

Affordable Housing

The proposal includes 14 affordable housing dwellings, co-located on Level 1 of the building. These dwellings comprise a mix of studios through to three bedroom apartments, providing a range of options suitable for different household types and life stages.

The provision of varied dwelling types supports social diversity within the development and contributes to the broader objectives of mixed-tenure housing. Affordable housing apartments are fully integrated into the overall design of the building, including democratic access to communal open space.

Market Housing

The development also provides 30 market apartments and four terrace houses. The apartments are arranged on the upper levels to maximise residential amenity, including solar access, views and natural ventilation. The terraces provide additional housing diversity within the project, offering larger multi-level layouts suitable for families or larger households.

Figure 10 Affordable Housing Floor Plate



Source: TZG

Figure 11 Typical Market Housing Floor Plate



Source: TZG

3.4 Landscaping

Ground Floor Courtyard

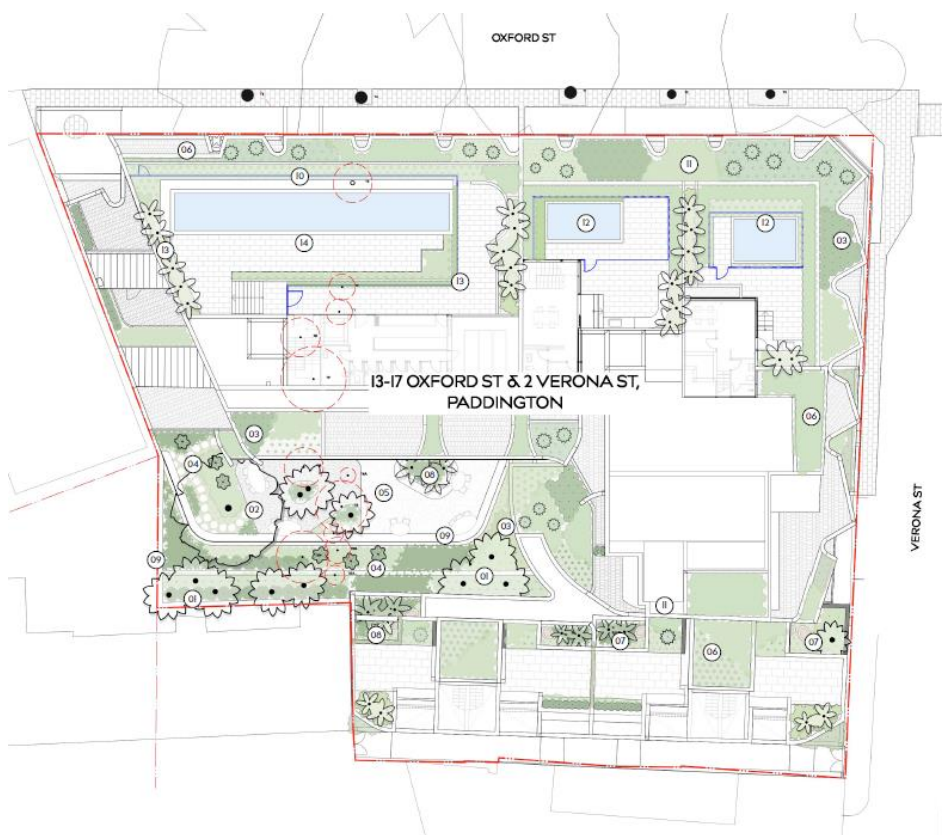
The central courtyard is designed as a functional shared open space incorporating layered planting to soften built edges and integrate with hardscape elements. Permeable surface treatments are included to facilitate stormwater infiltration and increase practical use of the area. Ground floor private gardens are arranged to provide landscaped interfaces that align with the architectural layout and contribute to overall site amenity.

Rooftop Communal Open Space (Level 7)

The Level 7 communal rooftop area is designed to provide functional open space for residents, incorporating an accessible pool, decking and seating areas integrated with structured planting.

Screening vegetation is used to provide privacy between communal and private areas, with additional planting defining circulation and gathering spaces. The landscape comprises low-maintenance plantings selected to withstand rooftop conditions, support visual amenity and maintain district views.

Figure 12 Overall Landscape Plan



Source: Wyer & Co

3.5 Site Preparation Works

The following site preparation works will be undertaken to ready the site for the proposed development:

- Demolition of the existing structures on site.
- Removal of all existing trees on site and protection of the five London Plane Trees on Oxford Street.
- Excavation to a depth of approximately 12m below the existing ground level at Oxford Street to accommodate the proposed three level basement structure.
- Bulk earthworks to level the site in readiness for the proposed building.

3.6 Stormwater Management

The proposed development includes an integrated stormwater system comprising:

- A 45.82m³ on-site detention (OSD) tank with a controlled discharge orifice.
- A 10m³ / 10,000 L rainwater reuse tank capturing roof runoff for non-potable uses.
- A network of surface pits and pipes directing flows to the lawful point of discharge in Verona Street.
- Stormfilter cartridges installed within the OSD chamber for water quality treatment.
- OceanGuard gully pit baskets installed in selected surface pits for gross pollutant removal.
- An OceanGuard pre-treatment chamber located upstream of the filtration system.

3.7 Access, Transport and Parking

Vehicular access and parking

Vehicle access to the development will be provided via a 6 metre wide driveway on Verona Street. This replaces three existing driveways, including one on Oxford Street, improving pedestrian safety and reducing vehicle conflicts with buses and traffic. The driveway will include a one-way ramp system with a traffic light and waiting bay to safely manage vehicle movements.

Two basement parking levels will accommodate 50 car parking spaces and 6 motorcycle spaces, designed in accordance with AS2890.1 and AS2890.6.

Pedestrian access, bicycle and motorcycle parking

Pedestrian access will be provided via existing public footpaths along Oxford and Verona Streets. The terraces at the rear of the site will be accessed via a laneway (closed to the public).

Secure bicycle parking (62 spaces) will be accommodated within the basement for residents and staff, with visitor bicycle spaces available on Oxford Street using existing public rails.

Loading, unloading and servicing

All loading, waste collection and service activities will occur within the site, accessed from Verona Street. The loading dock has been designed to accommodate a 10.6 metre City of Sydney waste collection vehicle and smaller delivery vans, with a 4 metre clearance height. Vehicles will enter and exit the site in a forward direction.

3.8 Construction Strategy

Construction of the development will be undertaken in several stages. Construction traffic will access the site via the regional road network, including the Eastern Distributor, Anzac Parade, Cleveland Street and Oxford Street. Vehicle activity will be low, generally in the order of 10–20 vehicles per day.

Works will occur during standard construction hours:

- Monday to Friday: 7:00am to 6:00pm.
- Saturday: 8:00am to 1:00pm.
- Sundays/Public Holidays: No work.

Work zones may be established along Verona Street and Oxford Street, with Oxford Street works restricted to 10:00 am to 3:30 pm (Monday–Friday) and 7:30am to 3:30pm (Saturday). Footpaths will remain open at all times with traffic controllers managing access points.

4 Statutory Context

This section of the report provides an overview of the key statutory requirements relevant to the site and the project, including:

- *NSW Biodiversity Act 2016 (BC Act).*
- *Environmental Planning and Assessment Act 1979 (EP&A Act).*
- *Environmental Planning Assessment Regulation 2021 (the Regulations).*
- *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP).*
- *State Environmental Planning Policy (Sustainable Buildings) 2022 (SB SEPP).*
- *State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP).*
- *State Environmental Planning Policy (Housing) 2021 (Housing SEPP).*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP).*
- *Sydney Local Environmental Plan 2012 (Sydney LEP).*

It identifies the key statutory matters which are addressed in detail within the EIS, including the power to grant consent, permissibility, other approvals, pre-conditions and mandatory considerations.

4.1 Statutory Requirements

The following sections provide a summary of the relevant statutory requirements having regard to the *State Significant Development Guidelines*. A detailed statutory compliance table for the project is provided at **Appendix C**.

4.1.1 Power to Grant Approval

The legal pathway under which the consent is sought, why this pathway applies, and the relevant consent authority is outlined in **Table 8**.

Table 8 Power to Grant Approval

Matter	Consideration
Declaration of SSD	The proposal is SSD pursuant to Schedule 1, Section 26A of the Planning Systems SEPP, as it includes 'in-fill affordable housing' and: ▪ Is not prohibited under an Environmental Planning Instrument (EPI) applying to the land. ▪ Has an EDC that exceeds \$75 Million (for the residential component). ▪ Meets the locational requirements of the Housing SEPP; and ▪ Will provide at least 10% of the total floor space as affordable housing for at least 15 years.
Consent Authority	In accordance with Section 4.5 of the Environmental Planning and Assessment Act 1979 (EP&A Act), the Minister is the consent authority for the proposal. Notably, in accordance with Section 2.7(7) of the Planning Systems SEPP, the project is not subject to referral to the Independent Planning Commission (IPC), regardless of whether the City of Sydney Council objects, or more than 50 public submissions are received. Accordingly, the consent authority for the application is the Minister for Planning (or their delegate).

4.1.2 Permissibility

The permissibility of proposed development is outlined in **Table 9**.

Table 9 Permissibility

Matter	Consideration
Land use zones	The site comprises two separate zones as outlined below: - E1 (Local Centre) at 13-15 & 17 Oxford Street, Paddington. - R1 (General Residential) at 2 Verona Street, Paddington.
Permissibility	13-15 & 17 Oxford Street – E1 (Local Centre) 'Shop top housing' is permitted with consent in the E1 zone. 'Entertainment facilities' are also permitted with consent in the E1 zone. 2 Verona Street – R1 (General Residential) 'Multi dwelling housing' (as a form of 'residential accommodation') is an innominate permitted land use in the R1 zone.

Figure 13 Sydney LEP 2012 Land Use Zoning Map



Source: Urbis

4.1.3 Other Approvals

The other approvals required to carry out the project are outlined in **Table 10** below.

Table 10 Other Approvals

Matter	Consideration	
Consistent approvals s4.42 of the EP&A Act 1979	Act	Applies (Y/N)
	Fisheries Management Act 1994 (s144)	N
	Coal Mine Subsidence Compensation Act 2017 (s22)	N
	Mining Act 1992 (380A)	N
	Petroleum (Onshore) Act 1991 (s24A)	N
	Protection of the Environment Operations Act 1997 (s43)	N
	Roads Act 1993 (s138)	N
	Pipelines Act 1967	N
EPBC Act	The EPBC Act does not apply to this project, as the project does not have the potential to significantly impact matters of national environmental significance (MNES). Accordingly, there is no requirement for a 'Bilateral Agreement'.	

4.2 Mandatory Considerations

Table 11 outlines the relevant mandatory considerations to exercising the power to grant approval and the section where these matters are addressed within the EIS.

Table 11 Mandatory Consideration

Statutory Reference	Mandatory Consideration	Section in EIS
Consideration under the EP&A Act and Regulations		
Section 1.3	The relevant objects are: <i>To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources.</i> <i>To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment.</i> <i>To promote the orderly and economic use and development of land.</i> <i>To promote the delivery and maintenance of affordable housing.</i> <i>To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats.</i>	Appendix C

Statutory Reference	Mandatory Consideration	Section in EIS
	<i>To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage).</i> <i>To promote good design and amenity of the built environment.</i> <i>To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants.</i> <i>To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State.</i> <i>To provide increased opportunity for community participation in environmental planning and assessment.</i>	
Section 4.15 (1)(a)(i) Relevant environmental planning instrument	All relevant EPIs have been addressed in the EIS, these include: <i>SEPP (Planning Systems) 2021 (Planning Systems SEPP).</i> <i>SEPP (Transport and Infrastructure) 2021 (T&I SEPP).</i> <i>SEPP (Sustainable Buildings) 2022 (SB SEPP).</i> <i>SEPP (Resilience and Hazards) 2021 (R&H SEPP).</i> <i>SEPP (Housing) 2021 (Housing SEPP).</i> <i>SEPP (Biodiversity and Conservation) 2021 (B&C SEPP).</i> <i>Sydney Local Environmental Plan 2012 (SLEP).</i>	Appendix C
Section 4.15 (1)(a)(ii) Relevant draft environmental planning instrument	There are no draft EPIs relevant to the site or proposal.	N/A
Section 4.15 (1)(a)(iii) Relevant development control plan	Clause 2.10(1) of the Planning Systems SEPP provides that the provisions of Development Control Plans do not apply to SSD.	N/A
Section 4.15 (1)(a)(iii)a) any planning agreement or draft planning agreement	None are relevant to the proposed development.	N/A
Section 4.15 (1)(a)(iv) relevant matters prescribed by the Regulations.	This EIS has been prepared in a form consistent with the requirements of Section 190 of the EP&A Regulations. In accordance with Section 193 of the EP&A Regulations, an assessment of ESD has been provided with the EIS.	Section 7.3
Section 4.15(1)(b) the likely impacts of that development,	This EIS has considered the likely impacts of the development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	Section 6
Section 4.15(1)(c)	The suitability of the site for the development.	Section 7.6

Statutory Reference	Mandatory Consideration	Section in EIS
Section 4.15(1)(d)	Any submissions made in accordance with the Act or regulations.	N/A
Section 4.15(1)(2)	The Public Interest.	Section 7.7
Mandatory relevant considerations under EPIs		
Sydney LEP 2012	The Sydney LEP is the principal environmental planning instrument that that sets out land use zones and development controls for the site. The LEP includes the following provisions that have been addressed in the EIS: ▪ Section 2.3 Zone objectives and Land Use Table. ▪ Section 4.3 Height of buildings. ▪ Section 4.4 Floor space ratio. ▪ Section 4.6 Exceptions to development standards. ▪ Section 5.10 Heritage conservation. ▪ Section 6.21C Design excellence. ▪ Section 6.60D Oxford Street Cultural and Creative Precinct. ▪ Section 6.60E Flinders Street and Oxford Street. ▪ Part 7, Division 1 Car parking ancillary to other development. ▪ Section 7.14 Acid sulfate soils. ▪ Section 7.36 Dwelling retention.	Appendix C
SEPP (Transport and Infrastructure) 2021	Section 2.119 – Development with frontage to a classified road. Section 2.120 – Impact of road noise or vibration on non-road development. Section 2.122 – Traffic-generating development.	Appendix C
SEPP (Sustainable Buildings) 2022	Chapter 2 Standards for residential development—BASIX. Chapter 3 Standards for non-residential development.	Appendix C
SEPP (Resilience and Hazards) 2021	Section 4.6 – Contamination and remediation to be considered in determining development application.	Appendix C
SEPP (Housing) 2021	Chapter 2, Part 2, Division 1 In-fill affordable housing. Chapter 4 Design of residential apartment development.	Appendix C
SEPP (Biodiversity and Conservation) 2021	Chapter 2 – Vegetation in non-rural areas.	Appendix C
Considerations under other legislation		
Biodiversity Conservation Act 2016 Part 7 and Part 8 (2) (BC Act)	Under section 7.9(2) of the Biodiversity Conservation Act 2016 (BC Act), SSD applications are to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the Planning Agency Head and the Environment Agency Head determine that	Appendix I

Statutory Reference	Mandatory Consideration	Section in EIS
	the proposed development is not likely to have any significant impact on biodiversity values. A Biodiversity Development Assessment Report (BDAR) waiver was obtained on 13 November 2025 and therefore a BDAR is not required for this SSDA.	
Development Control Plan		
Sydney Development Control Plan 2012	Clause 2.10(1) of the Planning Systems SEPP provides that the provisions of Development Control Plans do not apply to SSD.	N/A

5 Community Engagement

The following sections of the report describe the engagement activities that have been undertaken during the preparation of the EIS and the community engagement which will be carried out if the project is approved.

5.1 Engagement Carried Out

Consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the approach to engagement was proportionate to the context, scale and impact of the project.

Engagement activities undertaken for the project included distribution of a community newsletter to surrounding residents, emailing elected officials and members of parliament, maintaining dedicated project phone and email lines, stakeholder and near neighbour briefings, and collecting feedback through the Social Impact Assessment (SIA) survey.

Table 12 Engagement activity summary

Engagement activity	Target stakeholder(s)	Details
Project newsletter	Surrounding community Community groups	On the Wednesday 24 September, a community newsletter was distributed to 6,041 properties surrounding the site. The newsletter provided an overview of the SSDA, outlined how residents could make enquiries or provide feedback via the 1800 number and project email address, and included details of a community drop-in session as well as information on completing a Social Impact Assessment (SIA) survey.
Business street walk	Immediate businesses	On Thursday 25 September and Monday 29 September, the project team conducted business street walks to engage with businesses located in the streets immediately surrounding the proposal site.
Near neighbour consultation	Rose Terrace and South Dowling Street	On Tuesday 23 September a consultation session was held with the site's immediate neighbours to share information about the proposal and provide a direct opportunity for them to raise any concerns.
Stakeholder briefings	Key stakeholders	Between 30 September and 6 November, five briefings were held with key stakeholders to present detailed information on the proposal and discuss key project areas. Briefings were held with: - Lord Mayor of Sydney, Councillor Clover Moore AO - State Member of Parliament, Alex Greenwich MP (Sydney) - Office of the 24-Hour Economy Commissioner

Engagement activity	Target stakeholder(s)	Details
		- Paddington-Darlinghurst Community Group/Area 15 Parking - Paddington Society
Enquiry lines	All stakeholders	An 1800 number and email address were made available throughout the consultation period, enabling the surrounding community and key stakeholders to ask questions and provide feedback. To date one phone call and three emails have been received.
Community drop-in session	Key stakeholders	On Wednesday 15 October 2025 a 2-hour community drop-in session was held at 17 Oxford Street, providing face-to-face engagement between the project team and the wider community. Poster boards were used to support the session.
SIA Survey	Wider community	Between the dates of Wednesday 24 September and Friday 17 October Urbis' Social Planning team collected community feedback through a survey to inform the Social Impact Assessment (SIA). There were 13 responses to this survey, the findings of which are summarised in the SIA.

5.2 City of Sydney Council

Engagement with Planning Staff

Since December 2024, the Applicant has maintained ongoing engagement with the City of Sydney Council to ensure the proposal aligns with Council policy objectives and expectations. A detailed, in-person meeting was held on 13 August 2025 to discuss preliminary architectural plans and key strategic matters.

The following City of Sydney Council officers attended this meeting:

- Graham Jahn (Director of City Planning, Development and Transport).
- Nicola Reeve (Area Planning Manager – Planning Assessments).
- Julia Errington (Senior Planner – Planning Assessments).
- Julia Pressick (Urban Designer).
- Melody Hay (Business Support Officer).

During this meeting, Council provided feedback on several aspects of the emerging scheme, including the allocation of floor space across the site, cross ventilation performance, the configuration of service and loading areas and the management of solar access and noise impacts. Council also noted that it would review legal advice (which was provided to Council on the same day) regarding the application of Clause 6.60D of the Sydney LEP 2012, including the proposal's eligibility for associated bonus provisions.

In response, the project team undertook a series of targeted design refinements to address the matters raised. These include:

- Accommodating Council's largest waste truck within the basement design, including turntable requirements and vehicle swept paths.

- Providing a separate parking space for a Medium Rigid Vehicle (MRV), independent of the waste truck turntable to allow simultaneous operation.
- Introducing solid masonry balustrades and acoustic soffits to Levels 1–3 to mitigate noise exposure from Oxford Street.
- Progressing the design of a cinema air lock to assist with internal noise control.
- Achieving full compliance with the NSW Apartment Design Guide cross ventilation requirements.
- Achieving full compliance with the Sydney DCP 2012 overshadowing controls, maintaining required solar access to neighbouring residential properties.

These design responses have strengthened the overall planning and architectural resolution of the proposal and are reflected in the Architectural Design Report and accompanying plans submitted with this SSDA.

Meeting with the Lord Mayor of Sydney

On 25 September 2025, Urbis Engagement, on behalf of the Applicant, issued a briefing invitation and community newsletter to the Lord Mayor of Sydney, Councillor Clover Moore AO. A formal project briefing was subsequently held on 6 November 2025, attended in-person by representatives from Urbis Engagement, Urbis Planning and the project team.

The Lord Mayor sought clarification on the extent of community consultation undertaken and the level of community support for the proposal. The project team outlined the engagement activities undertaken since September 2025, including near neighbour meetings, distribution of a community newsletter to over 6,000 properties, a business doorknock, stakeholder briefings, an online Social Impact Assessment survey and a community drop-in session. Feedback received demonstrated broad support for the proposal, particularly the return of the cinema and the inclusion of affordable housing.

Discussion also focused on the cultural and creative components of the proposal. The Applicant advised that it is in exclusive discussions with Golden Age to operate and deliver a similar cultural offering in Paddington, incorporating film screenings, a bar and live music. This component was highlighted as a key contribution to the revitalisation of the Oxford Street precinct.

Further matters raised included the residential interface along Rose Terrace, heritage retention, overshadowing, solar amenity and overall building height. The project team confirmed that the design:

- Retains the original Verona brick façade
- Incorporates setbacks to manage bulk and shadow impacts
- Remains below the 25-metre height limit
- Achieves full compliance with the Apartment Design Guide and uses only 25% of the available Housing SEPP bonus.
- Provides an active ground floor interface and publicly accessible open space.

The Lord Mayor also sought clarification on affordable housing delivery and long term management. The project team confirmed alignment with the NSW Government's In-Fill Affordable Housing Policy and advised that Bridge Housing, a Tier 1 Community Housing Provider, will manage the affordable housing component.

Other areas of discussion included the SSDA planning pathway and the protection of Busby's Bore. The proponent confirmed that excavation has been avoided around the Bore and that a deep-soil zone has been incorporated above its alignment. Comprehensive sonar, seismic and drone investigations have been completed, with findings submitted as part of this application.

Overall, the Lord Mayor expressed support for the proposal and its positive contribution to the revitalisation of Oxford Street through its cultural offering, active frontages and delivery of affordable housing.

5.3 Summary of Stakeholder Views

Overall, community and stakeholder feedback reflected broad support for the project's vision, particularly the inclusion of a cinema and cultural activation, improved retail frontage, and the delivery of affordable housing as positive contributions to the precinct's revitalisation. Some residents welcomed the demolition of existing buildings and expressed optimism about the project's potential to reinvigorate the area and attract diverse activity.

At the same time, constructive feedback focused on the practical implementation, including noise and acoustic management, traffic and parking impacts, construction disruption, and the need for clarity around affordable housing delivery and management. Requests for further detail on building height, public access, and environmental protection highlighted a strong community interest in ensuring the precinct's growth remains compatible with local character and residential amenity.

5.3.1 Acoustic and Noise Management

Stakeholder feedback focused on the potential for noise impacts from the cinema and ground-floor uses, particularly in relation to trading hours.

Additional feedback related to potential cumulative noise impacts within the broader Special Entertainment Precinct (SEP). Clarification was sought on the proposed acoustic mitigation measures and how late-night activity will be managed under the Precinct Management Plan (PMP).

5.3.2 Affordable Housing

Details were requested about the delivery, eligibility criteria, and management of affordable housing. Questions were raised about the 15-year affordability period and the role of Community Housing Providers (CHPs) in selecting and managing tenancies. Positive feedback was expressed regarding the inclusion of affordable housing, alongside concerns about the limited timeframe.

City of Sydney stakeholders noted their policy position on the NSW Government's infill affordable housing controls and their preference for the City's affordable housing controls to apply in the local government area (LGA).

5.3.3 Building Design and Visual Impact

Residents sought information on the maximum building height, overshadowing, visual impacts, and the design of retail frontage. Feedback received that the building design fits in with the surrounding area and reflects the site's history.

5.3.4 Cinema and Cultural Activation

There was broad community support for the inclusion of a cinema as part of the cultural revitalisation of the precinct. Residents requested details on cinema capacity, number of screens, and operational aspects. Stakeholders noted that future operations would need to balance residential amenity with precinct activation.

5.3.5 Public Access and Amenities

Clarification was sought regarding public access to rooftop and common areas. Residents also requested information on food and beverage availability linked to the cinema and ground-floor uses. In response to feedback from Rose Terrace residents, a through-site link has been removed from the plans, and gated access will be implemented from Verona Street to preserve privacy and security.

5.3.6 Construction and Development Process

Stakeholders expressed concerns about demolition and construction timing, potential noise, dust, structural impacts, and disruption during building works. Requests were made for clear communication on construction management and support for residents during this phase.

5.3.7 Traffic, Parking, and Access

Residents were concerned about increased traffic, parking availability, and access routes, including the impact on Marshall Street and Verona Street. Questions were raised about parking provisions for residents and visitors and the management of rubbish trucks and delivery vehicles.

5.3.8 Heritage and Environmental Protection

Feedback was received regarding the protection of the historic Busby Bore during excavation and the retention of existing trees. Stakeholders sought assurances that environmental safeguards and measures to maintain site stability will be implemented.

5.3.9 Community Engagement and Consultation

Members of the community stated that they valued the opportunity to speak directly with the proponent and project team before lodgement of the SSDA. They requested ongoing communication throughout planning and construction (subject to approval).

Questions were raised about the planning pathway, including the role of the City of Sydney in the assessment and determination of the State Significant Development (SSD). Requests were also made regarding timing for public exhibition and access to technical documents.

The previous Development Application (DA) documents were provided upon request, and links were shared to the Major Projects Portal. The project team also made themselves available for one-on-one discussions with community members to address specific feedback and questions.

5.4 SIA Engagement

Targeted stakeholder engagement activities were undertaken to inform the Social Impact Assessment (SIA) and to seek key stakeholder involvement and feedback in identifying impacts and relevant management measures to mitigate negative impacts and enhance positive ones.

These SIA engagement activities included an SIA survey and an SIA interview with a representative from the City of Sydney’s Social Planning team. The outcomes of the SIA engagement activities informed the assessment of social impacts within the Social Impact Technical Impact Scoping Report and Basic SIA.

The outcomes of these engagement activities are summarised below.

5.4.1 SIA survey

A SIA survey was created to assess the potential impacts of the proposal and gather input on mitigation and enhancement measures from the community. This survey was promoted in a newsletter sent to residents and local businesses on 24 September 2025 and closed on 17 October 2025. The newsletter also included an invitation to a community drop-in session. For more details, see the Engagement Outcomes Report.

A total of 71 people viewed the survey, and 13 survey responses were received, including eight complete and five incomplete responses. Of these respondents, six were residents of Paddington/Darlinghurst, one was a resident of a nearby suburb, three were workers or business owners in Paddington/Darlinghurst, 0 were business owners in the suburbs around Paddington/Darlinghurst, 0 were students in Paddington/Darlinghurst, and two were regular visitors to Paddington/Darlinghurst.

A summary of the feedback received is provided in the table below.

Table 13 SIA Survey key findings

Theme	Description
Existing local area, challenges and strengths	SIA survey respondents highlighted the value of connectivity, the sense of community, local retail, café, and restaurant options, as well as proximity to cultural services.

Theme	Description
	However, some expressed concern about vacant buildings in the local area, which they believe contribute to a lack of pedestrian activity and the deterioration of the streetscape and public domain, as well as the loss of heritage buildings and affordable housing. As such, respondents expressed a desire for the redevelopment of vacant buildings to reinvigorate the local area, alongside community consultation to identify local needs.
Potential positive impacts	Most SIA survey respondents identified the proposal's inclusion of affordable housing as a positive contribution to the local community, noting that it will bring more people into the local area and support local businesses. However, some respondents expressed concerns relating to the actual affordability of these dwellings. Most respondents supported the development, noting that it would support more people living in the local area, increase diversity within the community and bring more vibrancy to the local area. The proposal's provision of cultural and creative uses was identified as a positive contribution to the local area. Some respondents specifically expressed support for reinstating the cinema to promote social interactions. Further, some respondents acknowledged that creative spaces could promote social connection among diverse communities, encourage more visitors to the local area, and support local businesses.
Potential negative impacts	Some SIA survey respondents expressed concerns about construction-related impacts, including noise and dust emissions, as well as increased stress on local traffic and parking. Furthermore, some respondents expressed concerns that the proposal would contribute to gentrification, suggesting that planning and consultation should focus on meeting the community's needs.
Further opportunities and recommendations	SIA survey respondents identified opportunities for specific uses within the proposed cultural and creative spaces that would benefit the local area. These opportunities include makerspaces that can host creative workshops and artist residencies, as well as spaces for film screenings and galleries, along with bar and café areas. Some respondents also identified opportunities to improve the pedestrian walkway and streetscape through the redevelopment of the site.

5.4.2 SIA interview with the City of Sydney Council

A stakeholder interview was conducted with representatives from the City of Sydney Council's social and cultural strategy teams on 2 October 2025. The purpose of this interview was to gain insights and perspectives on the local context and community, potential social impacts (both positive and negative), and any enhancement measures (for positive impacts) and mitigation measures (for negative impacts). A summary of the feedback received is provided in the table below.

Table 14 SIA Interview with the City of Sydney

Theme	Key topics identified by Council
Area and needs characteristics	Council representatives noted that the local area is characterised by a high proportion of renters and lone-person households, as well as a slightly higher median age compared to the LGA. As such, loneliness was identified as a key challenge for the local area, with a need to ensure that the incoming population can engage in social interactions. Council representatives also identified key

Theme	Key topics identified by Council
	vulnerable groups in the local area, including those of diverse sexualities and genders, those aged over 65 and renters. Council representatives identified a gap in the provision of affordable housing in the local area, particularly for the transgender community and older transgender women. As such, this community often seeks affordable housing in areas that are perceived to have lower levels of safety and social acceptance. Furthermore, Council representatives noted a decline in the number of boarding houses in the local area, specifically citing the closure of the Selwyn Street Boarding Houses as a loss of affordable housing. This example was also used to highlight the displacement of older adults and long-term residents due to the loss of boarding houses and other affordable housing options as the area undergoes increasing redevelopment.
Positive social impacts	Council representatives highlighted that the site's access to public transport and key destinations, including employment, local retail, existing social infrastructure, and open space, is seen as supporting the needs of incoming residents. The proximity of the site to open spaces is also seen to provide opportunities to enhance social connections between incoming residents and the broader community. Council representatives also acknowledged the proponent's partnership with Golden Age Cinema & Bar to reinstate the cinema onsite as a positive cultural and creative outcome for the local area.
Negative social impacts	The representatives noted that the Council's position is in favour of providing affordable housing in perpetuity to foster long-term social benefits. Furthermore, the Council is in favour of capping affordable housing rents based on resident income, rather than market rates. This query is addressed in Section 6.1.6 below. Council representatives also acknowledged that the proposal's construction has the potential to impact pedestrian and vehicle accessibility along Oxford Street. It was noted that mitigation strategies should be considered, such as staging construction or incorporating construction respite periods. Council representatives emphasised the Council's aspirations for the Oxford Street Creative and Cultural Precinct to support a 24-hour economy and late-night operation. Therefore, it was noted that incoming residents of the proposal may experience excessive noise impacts. The Council recommended that the proponent consider management and mitigation strategies to ensure the residential components are harmonious with the proposed retail, creative, and cultural components.
Impact enhancement and mitigation measures	Given that loneliness is a key challenge for the local area, Council representatives recommended that the proposal's residential component facilitate opportunities for social interaction. Council representatives suggested that this may be facilitated through the proposal's design or programming of communal areas, ensuring that all resident communal areas are equitably accessible to all incoming residents. Council representatives recommended that the proponent consider partnering with a community housing provider that specialises in managing affordable housing for the LGBTQIA+ community. Furthermore, it was recommended that the proponent consider providing the affordable housing component in perpetuity and

Theme	Key topics identified by Council
	capping affordable housing rent based on resident income, in consultation with the Council. Once operational, Council representatives recommended that future businesses on site commit to the Oxford Street Pride Charter. This means that future businesses will commit to promoting safe and inclusive spaces for LGBTQIA+ communities. This should be considered during the design phase of the proposal, for example, by providing gender-neutral bathrooms. Further, Council representatives identified opportunities for the proponent to consider prioritising LGBTQIA+ employment during the proposal's construction and operation to support the local community. Council representatives recommended that the proponent consider the acoustic design and separation of residential, retail, creative, and cultural spaces in the proposal, as well as along Oxford Street, to minimise the excessive noise impacts for incoming residents. It was noted that this may include double glazing of windows facing Oxford Street.

5.5 Engagement to be Carried Out

The Applicant will continue to keep stakeholders, and the community updated during the exhibition and determination phases by:

- Providing an update to the community once lodgement of the SSDA has occurred, enabling ongoing communication about its potential impacts, and next steps in the planning pathway.
- Ongoing engagement with agencies to address feedback received during public exhibition of the project.
- Enabling the community to seek clarification about the project through ongoing management two-way communication channels, including an email address (engagement@urbis.com.au) and phone number (1800 244 863).

6 Assessment of Impacts

This section describes the way in which the key issues identified in the SEARs have been assessed. It provides a comprehensive description of the specialist technical studies undertaken regarding the potential impacts of the proposed development and recommended mitigation, minimisation and management measures to avoid unacceptable impacts.

Detailed tables have been provided within the appendices as outlined in **Table 15**. This information includes a reference to where these matters have been addressed in the EIS.

Table 15 Key Appendices

Key Appendix	Reference
SEARS Table	Appendix A
Proposed Mitigation Measures	Appendix B
Statutory Compliance Table	Appendix C

The detailed technical reports and plans prepared by specialists and appended to the EIS are individually referenced within the following sections. Ed Zara

Detailed Assessment	Standard Assessment
Built Form and Urban Design - Design Quality - Visual Impact	Water Management
Environmental Amenity - Solar access - Ventilation - Visual Privacy - Overshadowing - Affordable Housing Amenity	Contamination and Remediation
Transport	Trees, Landscaping and Public Space
Noise and Vibration	Ecologically Sustainable Development (ESD)
Ground and Groundwater Conditions	Waste Management
Social Impact	Aboriginal Cultural Heritage
Environmental Heritage - Built Heritage - European Archaeology	

6.1 Detailed Assessment

6.1.1 Built Form and Urban Design

Design Quality

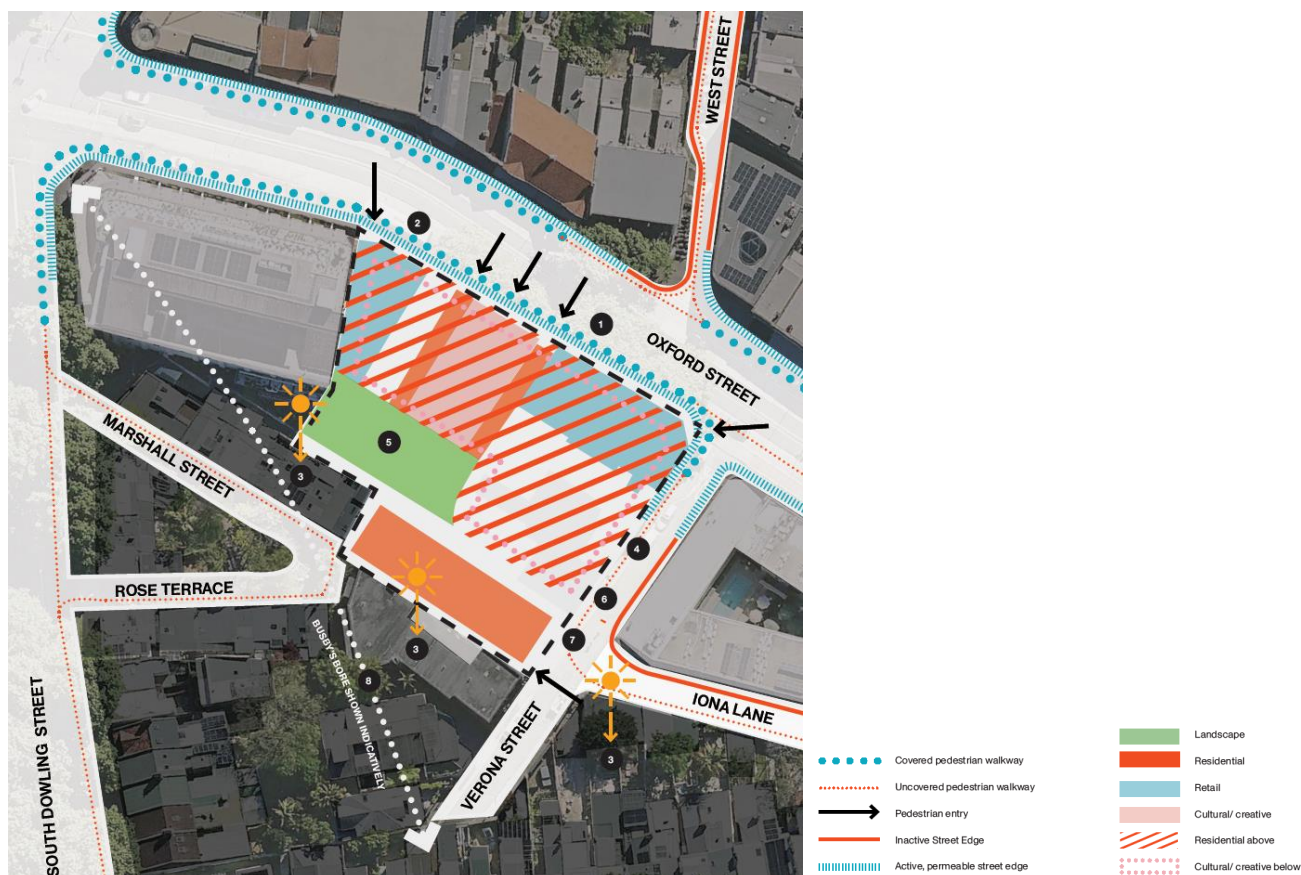
The layout and design of the proposal has been shaped by a detailed understanding of the site's urban context, its relationship to Oxford Street and its interface with the surrounding residential neighbourhood. The arrangement seeks to improve the quality of the public domain and provide a more coherent organisation of land uses across the site. The layout focuses on delivering an efficient, legible and contextually responsive built form that supports both day to day operation and the long-term evolution of the precinct.

The arrangement of land uses has been guided by functional requirements, operational needs and opportunities to enhance the public domain.

- The cinema and associated bar are located within the basement, where their evening operating hours, acoustic characteristics and low reliance on natural daylight can be appropriately accommodated without affecting surrounding residential amenity.
- Retail and cultural/creative uses are positioned at ground level to maintain continuous activation along Oxford Street, supporting the cultural character of the precinct.
- Residential accommodation is located on the upper levels, where it benefits from increased privacy, improved outlook, access to sunlight and enhanced amenity and is clearly separated from non-residential activities.

Improvements to pedestrian conditions also result from the removal of vehicle driveways. For example, the existing driveway on Oxford Street (an arterial road) is removed to eliminate a major pedestrian conflict point and restore a continuous footpath. A second crossover on Verona Street is also removed, consolidating all vehicle access into a single, safer and more efficient entry point.

Figure 14 Site Planning Principles

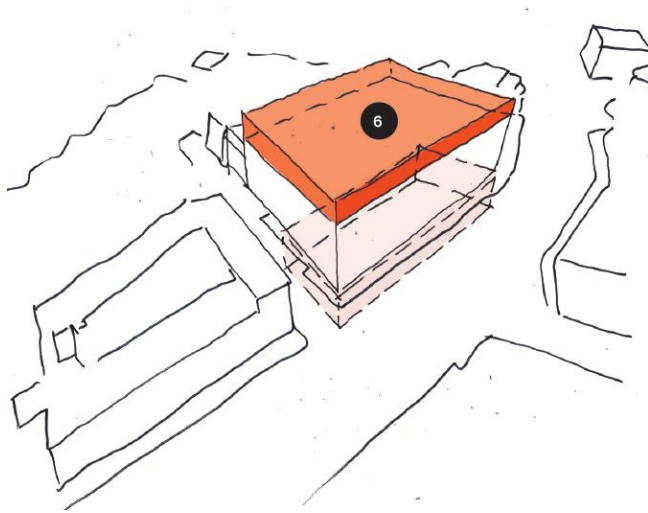


Source: TZG

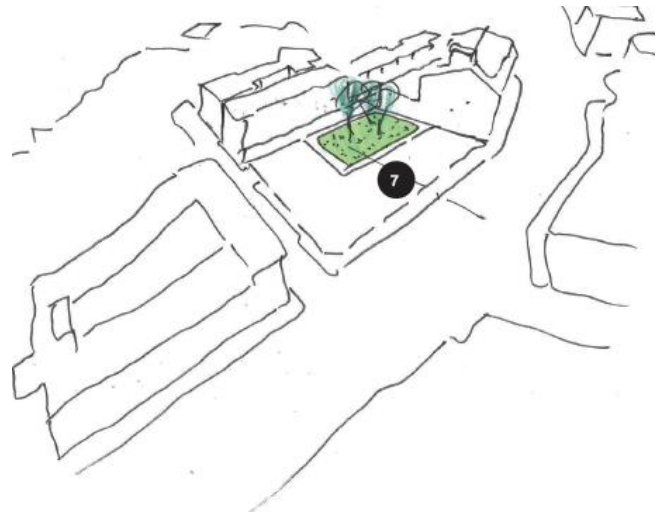
Massing, setbacks and orientation have been configured to maintain solar access to sensitive neighbouring residences, including properties along Verona Street, Rose Street and Napier Street. Overshadowing analysis confirms that the project maintains full compliance with the Sydney DCP 2012 overshadowing controls, a significant achievement given the density of the area.

An internal landscaped courtyard provides new deep soil areas and increased canopy cover, improving microclimate conditions and enhancing outlook for both residents and neighbours.

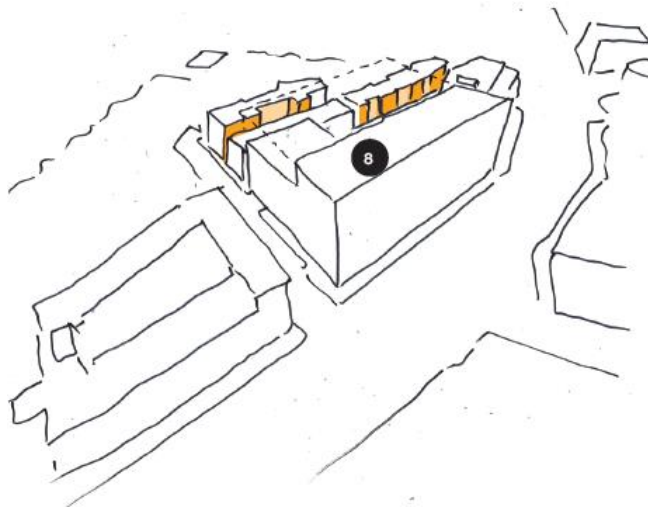
Figure 15 Massing Principles



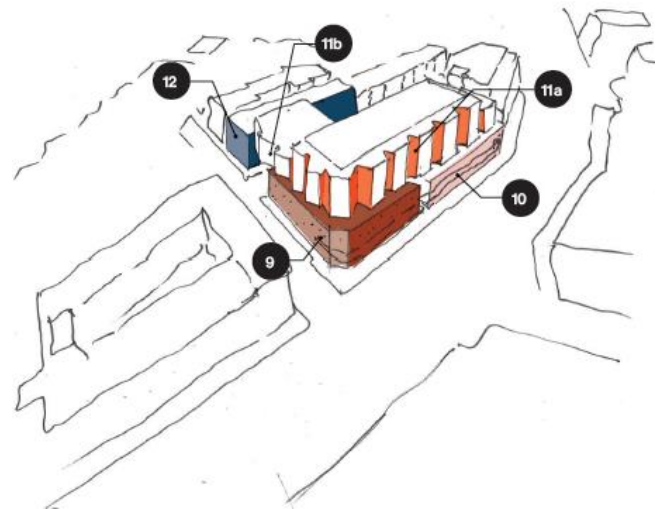
Picture 13 Maximum Envelope



Picture 14 Landscaped Courtyard with Deep Soil



Picture 15 Envelope shaped by solar analysis



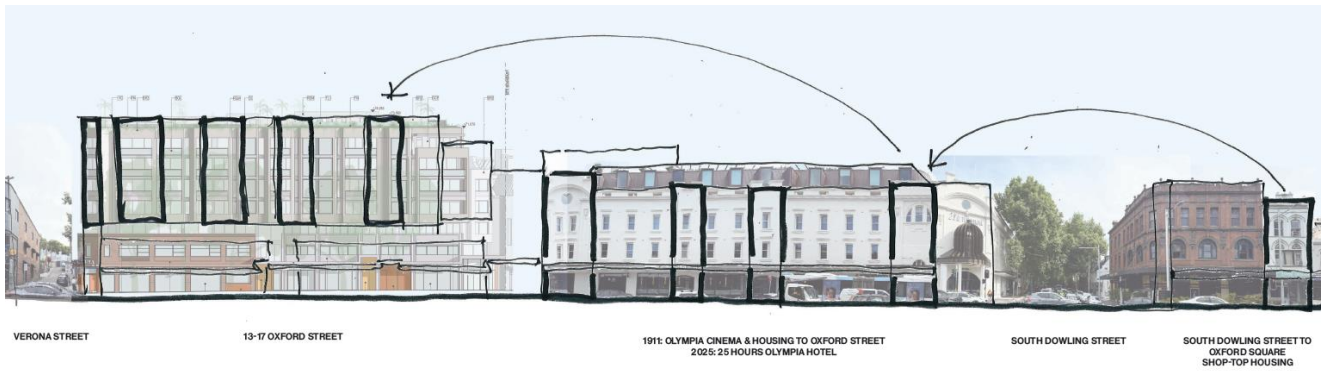
Picture 16 Detailed Facade / Scale Articulation

Source: TZG

All excavation and structural works are contained within the footprint of the existing basement levels to ensure Busby's Bore remains fully protected. The existing substation is also proposed to be upgraded as part of the works, improving servicing capacity for the site.

The architectural response along Oxford Street continues the established pattern of vertically articulated buildings that define the streetscape between South Dowling Street and Taylor Square. This built form, much of which predates the Federation-era widening for tram operations, is reinforced through the modulation and proportions adopted for the proposal, maintaining visual consistency and scale. A similar approach is applied to the Verona Street frontage to ensure a cohesive architectural outcome across the development.

Figure 16 Streetscape Analysis



Source: TZG

The material strategy establishes a clear and deliberate relationship between old and new, expressed through three distinct but complementary material characters.

1. The retained red brick façade of the former Verona Cinema anchors the development within its context and maintains the established masonry expression of Oxford Street.
2. At ground and first-floor levels, a pigmented concrete base, coloured as a softened extension of the red brick tone, forms an intermediary layer that reflects the scale of the existing building and provides a tonal transition.
3. Above this, the new residential levels are expressed in light-toned brick, creating a contemporary addition that is visually distinguishable yet sympathetic to the heritage fabric through compatible proportions and texture.

Together, these three material elements present as a cohesive composition that responds to the streetscape while contributing a refined, contemporary architectural identity.

Figure 17 Materials Strategy



Source: TZG

The development achieves full compliance with the ADG, delivering a high standard of residential amenity. The proposal meets or exceeds requirements for solar access, natural cross-ventilation, visual privacy (building separation), deep soil and minimum room and balcony sizes.

Communal open spaces are provided within the ground-level landscaped courtyard and on the Level 7 rooftop. These areas offer a range of recreational opportunities, including outdoor cooking and dining facilities, seating and lounging zones and a lap pool set within landscaped surrounds. Access to all

communal spaces will be equitable for both market and affordable housing residents, ensuring an integrated and inclusive living environment.

Overall, the physical layout and design provide a well-considered and contextually appropriate outcome. The development strengthens street activation, enhances pedestrian amenity, respects its heritage context and delivers high-quality residential and non-residential spaces.

Visual Impact

A Visual Analysis was prepared by Urbis to accompany the proposal. The assessment examined the site's visual catchment, representative viewpoints and the likely visual effects of the proposal within the established urban context of Oxford Street, Paddington.

The site occupies a prominent corner at Oxford and Verona Streets within a dense, fine-grain urban environment. The surrounding streetscape is defined by two to four-storey mixed-use terraces and commercial buildings, punctuated by larger contemporary developments such as the Olympia Hotel, St Vincent's Hospital and the University of Notre Dame.

The visual catchment is constrained by the compact subdivision pattern, narrow street corridors and mature street trees, limiting visibility of the proposal to short-range, transitory views along Oxford and Verona Streets, with longer views filtered by existing built form and vegetation.

Figure 18 Visual Catchment of the Proposal



Source: Urbis

Two representative public viewpoints were modelled for detailed analysis, one from the intersection of Oxford and Comber Streets and another from Oxford Street and Barcom Avenue. Photomontages prepared using a 3D model confirmed that the proposal would be visible in a limited capacity from these vantage points.

Mature street trees filter upper-level views and the development integrates with the established street wall and surrounding building heights. From both viewpoints, the proposal presents as a contemporary addition compatible in scale and form with nearby development. The building does not obstruct scenic or heritage views, and the dense built environment provides a high level of visual absorption capacity that reduces prominence in the public domain.

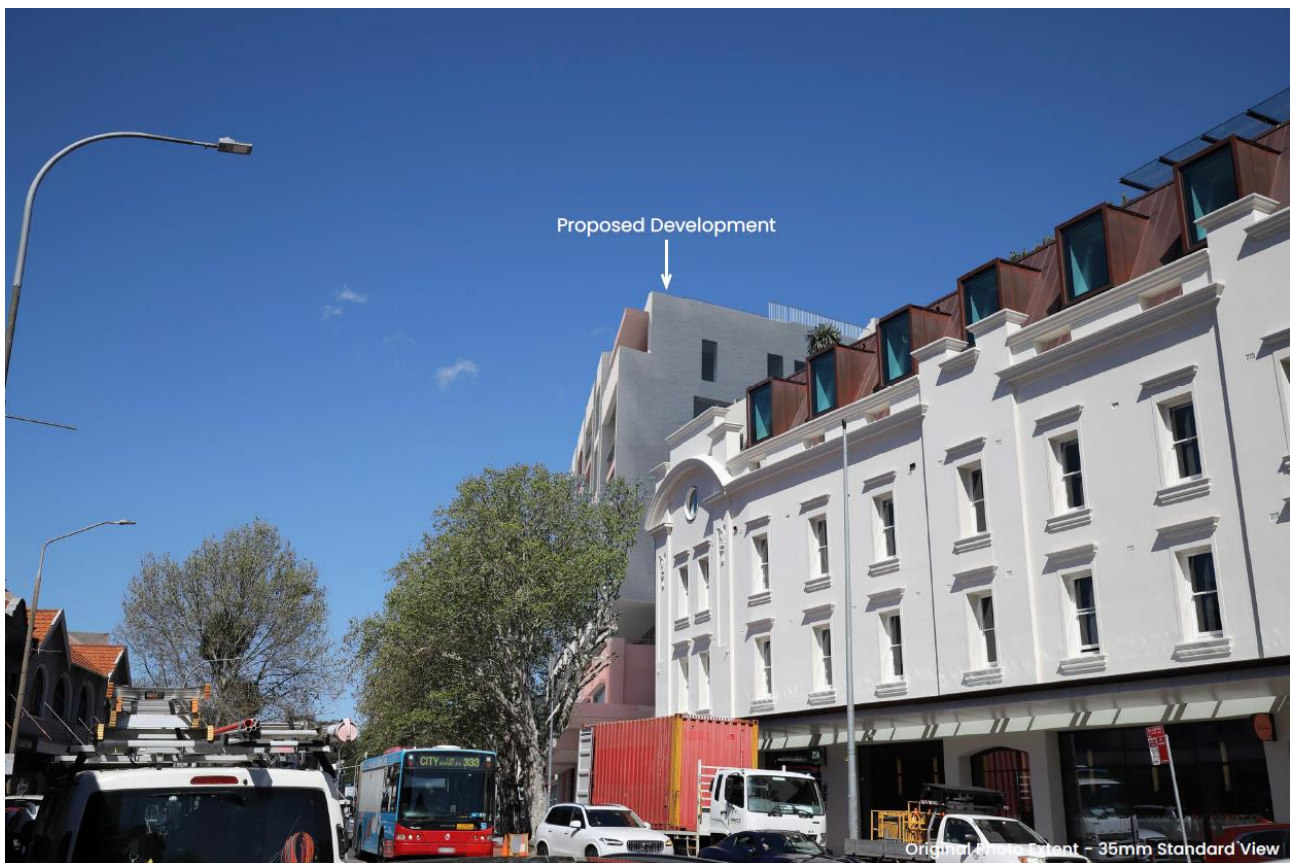
Public viewing opportunities are limited and largely transient, typically experienced by pedestrians, cyclists and motorists moving along Oxford Street. Given the short viewing periods and filtered sightlines, the perceived impact of the development will be minor.

Figure 19 CGI from Oxford / Comber Street



Source: Urbis

Figure 20 CGI from Oxford Street / Barcom Ave



Source: Urbis

Key findings of the VIA include:

- The visual catchment is limited to short-range street level views, with longer distance views screened by existing development and vegetation.
- The established built form and tree canopy create a high level of visual absorption capacity, allowing the new building to integrate effectively with its surroundings.
- The proposal demonstrates medium-high visual compatibility with nearby development, reflecting the scale and rhythm of the Oxford Street streetscape.
- No scenic or heritage views are obstructed and the proposal maintains the integrity of the Paddington Urban Conservation Area.
- Public views are generally transitory, with short viewing periods from moving vantage points such as vehicles and footpaths.
- Visual effects from representative views are rated low to low-medium and overall impacts are considered acceptable.

The VIA concluded that the proposed development integrates sensitively with the existing built form and heritage context, maintains the established high street character of Oxford Street and delivers a contemporary architectural outcome consistent with the desired future character of the Paddington Urban Conservation Area. Overall, the visual effects are low and acceptable on visual impact grounds.

6.1.2 Environmental Amenity

Detailed analysis has been undertaken by TZG and other technical consultants to demonstrate that the proposed development will achieve a high degree of amenity.

Solar Access and Natural Ventilation

- The Architectural Drawings prepared by TZG confirm that 63% of apartments achieve natural cross ventilation, exceeding the ADG requirement of 60%.
- The proposed development also complies with the ADG solar access requirements, with:
 - 81% of apartments receiving a minimum of two hours of direct sunlight, exceeding the 70% requirement; and
 - Only 13% receiving no solar access, under the maximum allowance of 15%.

Visual Privacy

The proposal carefully addresses visual privacy in accordance with the ADG, with particular consideration given to the function of adjoining spaces, whether habitable or non-habitable. At each key interface the development provides ADG-compliant setbacks.

Overshadowing

A detailed overshadowing assessment has been undertaken by TZG, using standard methodology and modelling midwinter conditions (21 June). The analysis identifies some additional overshadowing beyond the existing condition, affecting the following areas at different times of the day:

- Portions of the Rose Street terraces, with shadow passing by 10am.
- Rear yards of terraces fronting Verona Street and Iona Lane, noting that shadow movement across these properties is fast moving throughout the day.
- The commercial building at 19 Oxford Street from approximately 10am.
- The roof of Oxford House (hotel), which does not contain habitable or communal spaces.

The proposal maintains full compliance with the Sydney DCP 2012 overshadowing controls, including preserving a net neutral level of solar access to neighbouring residential properties, or where minor reductions occur, retaining the required minimum of two hours of sunlight to living rooms and private open

spaces at mid-winter. Achieving this outcome in a dense inner-city environment is notable and demonstrates that overshadowing has been appropriately minimised through the design process.

While the assessment confirms some incremental shadowing at midwinter, the extent, duration and movement of shadow are characteristic of a compliant built form in an evolving urban context. The additional overshadowing is considered acceptable for the following reasons:

- Shadows move quickly across affected properties and the proposal sits fully below the applicable height plane.
- Impacts on commercial buildings are not considered sensitive in overshadowing assessments when compared to private open space and habitable room windows.
- Shadow on the Oxford House roof does not affect any areas of public or communal use.

Further, the NSW Department of Planning, Housing and Infrastructure's In-Fill Affordable Housing Practice Note (December 2023, p. 12) highlights that:

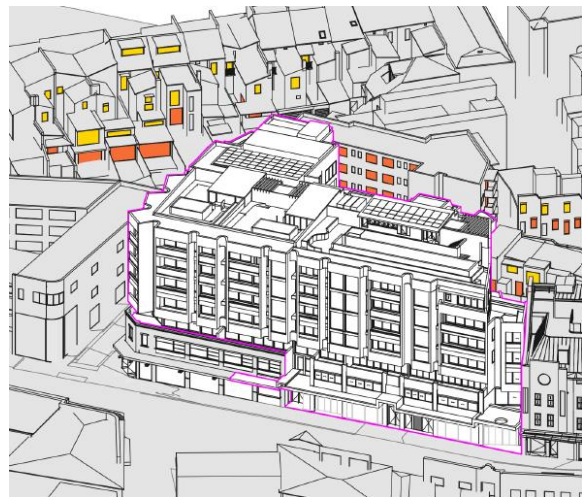
"Local development standards should be applied flexibly and need to be balanced against the need to realise more affordable housing."

In this context, where overshadowing impacts are aligned with a compliant built form and the proposal delivers 14 affordable housing dwellings, the overshadowing outcomes are considered acceptable and consistent with good planning and design practice.

Figure 21 Eye of the Sun Drawings



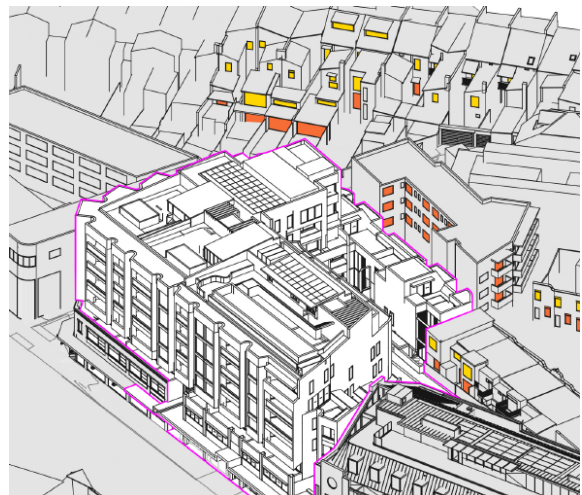
Picture 17 Eye of the Sun 9am



Picture 18 Eye of the Sun 10am



Picture 19 Eye of the Sun 11am



Picture 20 Eye of the Sun 12 noon



Picture 21 Eye of the Sun 1pm



Picture 22 Eye of the Sun 2pm

Source: TZG

6.1.3 Transport

A Transport Impact Assessment (TIA) has been prepared by JMT Consulting to support the proposed development and assess the transport implications during both the construction and operational stages.

Existing Environment

The immediate surrounding road network includes Oxford Street, a State classified road running east-west and Verona Street running north to south, which is identified as a local road. Oxford Street has six lanes, including bus lanes running on both the east and westbound kerbside lanes. The TIA also notes South Dowling Street is a State Classified Road which runs in a north south direction providing key access to the site.

The site is located on a high frequency bus corridor along Oxford Street with a range of bus services and stops located within a five minute walk of the site. There are eight bus routes with high frequencies along this bus corridor, providing up to one service every three to four minutes. Kings Cross Train Station and Museum Station are located approximately 1.1-1.2km from the site. Due to the high transport connectivity of the site, there a number of employment centres including Sydney CBD, North Sydney, St Leonards and Mascot that can be reached within a 30 minute period.

Vehicles currently access the site from one of three driveways for the existing individual sites. Access to 2 Verona Street and 17 Oxford Street are provided from Verona Street, while access to 13-15 Oxford Street is provided directly from Oxford Street, which conflicts with bus and general traffic along the classified road.

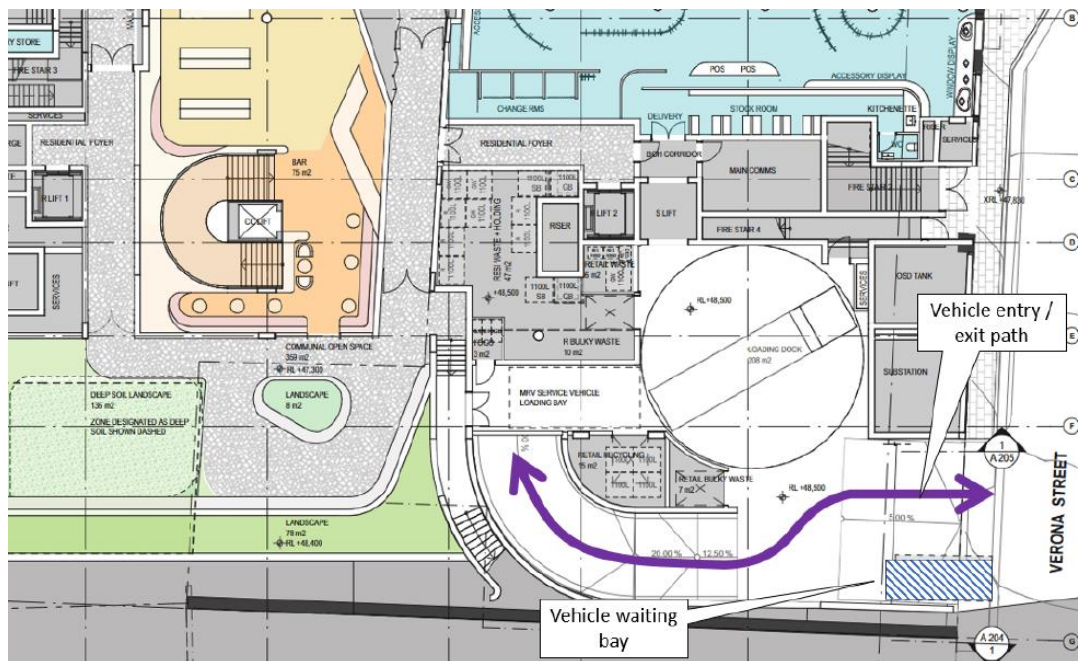
There are various footpaths and cycleways in proximity to the site including the Bourke and Campbell Street and Greens Road cycleways. The City of Sydney Council and TfNSW are progressing planning for a dedicated cycleway on Oxford Street running east from Flinders Street through to Centennial Park. A continuous footpath is provided on Verona Street and Oxford Street for pedestrian access.

Site Access

Vehicular access will be consolidated to a single driveway on Verona Street, removing direct vehicle access to the 'classified' Oxford Street frontage, thereby improving overall road safety and site efficiency. The driveway is proposed with of 6m and will comply with the requirements of AS2890.1 and is located away from the Oxford Street and Verona Street intersection, to ensure its operation is not impacted by the development.

As a result of the constrained footprint of the site, a single lane circulation ramp will be provided with a waiting bay and traffic light system to manage vehicle conflicts. The waiting bay will be 6m in length and 3m in width which complies with AS2890.1. Swept path analysis has been undertaken which demonstrates vehicles are able to suitably manoeuvre through the site to enter and exit in a forward direction.

Figure 22 Proposed Vehicular Access Strategy



Source: JMT

The carpark has been designed in accordance with the relevant Australian Standards and is compliant with the required ramp gradients, circulation aisle widths and car space dimensions. The driveway includes a gradient of no more than 1 in 20 for the first 6 metres into the site to ensure drivers are provided with appropriate sight lines to oncoming pedestrians and traffic.

Testing has been undertaken to determine the suitability of the ground floor waiting bay (associated with the one-way ramp and traffic light system). With respect to potential queuing:

- The waiting bay has a probability of being empty in the busiest hour of the day 93.6% of the time.
- Additionally, the probability of having one car stopped in the waiting bay while the ramp is in use by another vehicle is 0.21%.

Therefore, the probability that less than two cars will be using the vehicle access ramp at any one time is 99.71%. It is considered that the proposed carpark access arrangement is suitable for the proposal and there will be minimal cross over between vehicles using the ramp at the same time.

Loading and Servicing

The site will be required to accommodate goods deliveries, furniture delivery, waste and recycling collection as well as building maintenance vehicles to enter, unload or load and then exit the basement.

Suitable space for a 10.6m long City of Sydney waste collection vehicle has been provided within the basement as well as an additional parking bay for general contractors within the loading dock (which is clear of the mechanical turntable operation). A 4m clearance height has been provided within the loading dock. Swept path analysis has been undertaken which confirms that low speed manoeuvres would be able to be facilitated on the site for service vehicles.

Parking

The minimum car parking requirements for the development are prescribed as 'non-discretionary' development standards under Section 19(2)(e) and (f) of the Housing SEPP. Where these standards are met, a consent authority cannot impose more onerous requirements. In accordance with the Housing SEPP rates, a minimum provision of 53 car parking spaces would ordinarily be required.

The proposal provides a total of 50 car parking spaces. If assessed under the Sydney Local Environmental Plan 2012, a *maximum* of 50 spaces would be permitted for the site, with no minimum requirement. Accordingly, the proposed parking provision complies / is consistent with the City of Sydney's approach to limiting car dependency and supporting sustainable transport outcomes.

While the Housing SEPP minimum rate is acknowledged, the Applicant seeks to align with the maximum Sydney LEP 2012 rate. DPHI's 'In-fill Affordable Housing Practice Note' (December 2023) confirms that *"Non-discretionary development standards do not prevent the consent authority from granting consent, even though a non-discretionary development standard is not complied with"*.

The TIA concludes that the proposed parking provision will adequately accommodate expected demand and represents only a minor shortfall relative to the Housing SEPP minimum. The parking provision is considered appropriate given:

- The site's excellent public transport accessibility, including frequent bus services along Oxford Street, which significantly reduce reliance on private vehicle use, particularly for members of staff and visitors to the site; and
- The site's strong connections to active transport networks, consistent with Council's policy of encouraging walking and cycling through the application of 'maximum' parking rates.

The development is required to provide 76 bicycle parking spaces in accordance with the Sydney DCP 2012. The proposal includes 62 secure bicycle parking spaces located on Basement Level 2 for residents and staff. In addition, each dwelling is provided with an individual storage area of sufficient size to accommodate a bicycle, meeting the standards for a Class 1 bicycle parking facility under AS 2890.3. When considered collectively, the proposed bicycle parking provision exceeds Council's minimum requirements.

Visitor bicycle parking is currently provided via public bicycle rails along Oxford Street, which are readily accessible to the site. It is noted that the existing Verona Cinema does not operate with dedicated on-site visitor bicycle parking, with patrons instead utilising nearby public bike racks and poles in the surrounding street network. Maintaining this arrangement for the proposed development is considered appropriate and consistent with current demand and local cycling infrastructure.

Six motorcycle spaces are provided, which complies with SDCP 2012 requirements.

Traffic Generation

The proposed development is expected to generate a 'net' increase of approximately four vehicle trips in the AM peak hour and three vehicle trips in the PM peak hour, after accounting for the existing 27 dwellings at 13-15 Oxford Street.

As a result of the minimal increase in traffic generation, equivalent to one vehicle every 15 minutes or less, according to JMT *"the projected level of traffic generation arising from the proposal is considered to be negligible and would not be expected to result in any adverse impacts on the surrounding road network nor any operational or safety issues on the surrounding key intersections"*.

Summary

In summary, the proposal provides suitable site access and parking arrangements and will not result in any detrimental traffic impacts. Furthermore, the design of the basement carparking system, including the loading and servicing facilities, has been designed in accordance with AS2890.1.

The TIA confirms that the development would not register any difference in traditional traffic modelling between a 'with development' and 'without development' traffic scenario. The development overall will result in a positive outcome for the site and surrounding road network in that it will facilitate the removal of an existing driveway on Oxford Street, thereby eliminating conflicts with buses and passing traffic.

6.1.3.1 Preliminary Construction Traffic Management Plan

A Preliminary Construction Pedestrian and Traffic Management Plan (CPTMP) has been prepared to outline the key principles for how construction will be carried out on the site, subject to further detailed planning during subsequent project stages. Prior to commencement of works, a detailed CPTMP will be prepared by the appointed contractor and approved by the relevant authorities.

The Preliminary CPTMP identifies key considerations including indicative work hours, construction vehicle access and routes, potential works zones and anticipated vehicle volumes. Construction activity is expected to generate a low level of traffic, with an estimated maximum of 3-5 vehicles per hour at peak periods.

Cumulative impacts with nearby projects have been considered, and no significant effects on the surrounding road network are anticipated.

Construction impacts on the surrounding pedestrian and road environment will be appropriately managed through the mitigation measures set out in the CPTMP (refer to **Appendix B**).

6.1.4 Noise and Vibration

A Noise and Vibration Impact (NVIA) Assessment has been prepared by E-Lab Consulting in support of the proposal. The NVIA provides an assessment of the anticipated acoustic impacts generated during the construction and operational stages and identifies mitigation measures required to ensure the proposal will not result in any unacceptable acoustic impacts.

The NVIA also assesses existing noise sources from the surrounding environment and identifies design measures to ensure that future tenants achieve an appropriate level of amenity.

The report includes an assessment of the relevant legislation governing internal noise levels for the site, including Clause 2.120 of the State Environmental Planning Policy (Transport and Infrastructure) 2021, as both Oxford Street and South Dowling Street are identified as roads carrying an annual average daily traffic volume exceeding 20,000 vehicles.

A rail noise assessment was not considered necessary, as the site is located more than 800 metres from the nearest rail corridor.

Existing Environment

The NVIA identifies the following surrounding noise sensitive receivers:

- RC1 (Residential): Existing shop-top housing located on the north side of Oxford Street
- RC2 (Residential): Existing terrace housing located south across Verona Street.
- RC3 (Residential): Existing multi-storey residential developments and terrace housing adjacent to the western and southern boundaries of the site.
- R4 (Commercial): Existing bookshop/café east of the site across Verona Street.
- RC5 (Hotel): Existing Hotels (Oxford House, Victoria Barracks) east of the site across Verona Street.

Long term noise monitoring has been undertaken for the project at the locations shown in **Figure 23** in order to measure representative background and ambient noise levels. Monitoring was conducted from Tuesday 26 August 2025 to Tuesday 2 September 2025.

Figure 23 Receivers & Monitoring Locations



Source: E-Lab

The report notes the local ambient noise environment is typical of an 'urban residential environment' as described by Noise Policy for Industry 2017 (NPI). In addition to background noise, long-term monitoring also captured traffic and rail noise levels at the site. Supplementary short-term attended measurements confirmed that the dominant noise source in the area is the continuous flow of road traffic along Oxford Street.

6.1.4.1 Operational Noise and Vibration Impacts

Mechanical Services, Carpark and Loading Dock

At this stage, the project design has not progressed to a level where mechanical plant and equipment selections have been finalised. As the design advances, the recommended acoustic mitigation measures will need to be incorporated to ensure the development achieves compliance with the applicable external noise emission criteria for the site.

The report notes that the car parking areas will be located within a fully enclosed basement, and as such, the operation of the car park is not expected to result in measurable noise impacts on the nearest noise-sensitive receivers.

An indicative assessment of the noise generated by general loading dock activities for the project site has been conducted to determine the impacts on the surrounding noise receivers. The following assumptions were made for the use of the loading dock:

- Loading dock usage is limited to between the hours of 7am – 6pm.
- 1 service vehicle (e.g. HRV) enters or exits the development in a 15-minute period at all times.
- Service vehicle engines are switched off when parked.
- Service vehicle airbrakes are only released inside the loading dock.

The noise generated by the loading dock activities have been predicted to the facades of the surrounding receiver catchments. The noise impact at residential receivers has been assessed to the evening time criteria (being the most stringent within the operating hours) and is outlined within **Figure 24** below.

The assessment demonstrates that the predicted noise levels at the surrounding receivers are expected to comply with the project noise trigger levels without the need for additional mitigation measures.

Figure 24 Loading Dock Noise Levels

RECEIVER CATCHMENT	PREDICTED NOISE LEVEL L _{Aeq,15min} dB(A)	PROJECT NOISE TRIGGER LEVEL L _{Aeq,15min} dB(A)	COMPLIES (YES/NO)
RC1	< 40	58	Yes
RC2	49	50	Yes
RC3	48	48	Yes
RC4	58	63	Yes
RC5	48	53	Yes
RC6	< 40	53	Yes

Source: E-Lab, 2025

Retail and Cultural and Creative Uses

The tenants for the retail spaces have not been determined and therefore the operational details and internal layouts for these spaces are unknown. Future usage of the retail spaces will be subject to a separate development applications including an assessment of noise impacts to surrounding sensitive receivers.

The use of the cultural and creative space and the proposed noise emissions have been assessed with the following assumptions made on its future use:

- The most significant noise source from the usage of the cultural and creative space will be for cinema/bar activities, which will purely be within the Basement 3 level.
- This space (Basement Level 3) is fully enclosed and therefore is not expected to contribute to the noise emission impact at surrounding external receivers.
- The noise emissions from the use of the cultural and creative space will primarily be from the ground floor area, which will act as a lobby / transient space prior to occupants entering the basement area.
- It is assumed that the average sound pressure level inside the creative cultural space on the ground floor is 80dB(A), representative of the area at capacity.
- Windows / doors of the space are closed, with the exception for ingress / egress of patrons, with the façade glazing providing a minimum acoustic performance of Rw 32 when closed.

As outlined in **Figure 25**, the predicted noise levels at the surrounding receiver catchments from the use of the cultural and creative spaces are expected to comply with the project noise trigger levels.

Figure 25 Creative Cultural Noise Levels

RECEIVER CATCHMENT	PREDICTED NOISE LEVEL L _{Aeq,15min} dB(A)	PROJECT NOISE TRIGGER LEVEL L _{Aeq,15min} dB(A)	COMPLIES (YES/NO)
RC1	34	51	Yes
RC2	< 30	48	Yes
RC3	35	43	Yes
RC4	< 30	N/A	Yes
RC5	< 30	48	Yes
RC6	33	48	Yes

Source: E-Lab

Traffic Noise Intrusion

An assessment was undertaken to evaluate the impact of road noise on the proposal. 3D noise modelling assessed noise levels at building façades under both “windows closed” and “windows open” scenarios.

The modelling indicates that with windows closed, internal noise levels can comply with the requirements of the Transport and Infrastructure SEPP 2021 and Interim Guidelines. For natural ventilation (windows open) scenarios, some habitable spaces may exceed internal noise limits, requiring alternative ventilation systems in accordance with the NCC and relevant Australian Standards.

This will be addressed during detailed design through a mechanical air-ducted ventilation system that enables residents to maintain closed windows when necessary while still receiving adequate fresh-air supply.

Outdoor Communal Areas

The report assesses the proposed outdoor communal spaces at ground level and on the rooftop, both intended for passive residential use. These areas are expected to generate only low level noise, primarily casual conversation, consistent with typical residential environments. As such, no additional acoustic treatment is considered necessary.

To ensure appropriate acoustic amenity is maintained, the report recommends management measures including restricting access to communal outdoor spaces between 10:00pm and 7:00am, and installing clear signage advising users to minimise noise, including avoiding shouting and prohibiting amplified music.

Traffic Noise Generation

The traffic generated by the development is predicted to be minimal, resulting in less than a 2 dB increase in traffic noise along Verona Street. This change remains well within the compliance thresholds of the NSW Road Noise Policy, and therefore no additional mitigation measures are required.

Overall, the development is expected to achieve an acceptable operational acoustic environment for both future residents and surrounding noise-sensitive receivers through its proposed design and incorporated mitigation measures.

6.1.4.2 Construction Noise and Vibration Impacts

An indicative Construction Noise and Vibration Assessment has been prepared for the development, outlining the proposed construction activities, equipment and expected construction hours.

The assessment indicates that during all phases of construction, the Noise Management Level is expected to be exceeded at all identified receivers, with the greatest exceedances predicted at Receivers R2 and R3. The noise model represents reasonable worst-case conditions, assuming equipment for each stage operates concurrently during a 15-minute assessment period. While exceedances of the highly noise affected level are predicted at Receivers R3 and R4, these are expected to occur only intermittently and for limited durations.

The majority of vibration-intensive activities are anticipated during the demolition and excavation stages, where excavator mounted hammers and similar plant may be utilised. The report identifies recommended safe working distances for key construction equipment, including jackhammers, rock breakers and rock saws to minimise the potential for vibration impacts.

Overall, construction noise and vibration impacts will be appropriately managed through the implementation of the mitigation and management measures outlined in **Appendix B**.

6.1.5 Ground and Groundwater Conditions

A Geotechnical Investigation, supported by targeted salinity and acid sulfate soil assessments, has been undertaken by EI Australia for the site. The investigations confirm that subsurface conditions comprise a variable profile of fill and natural soils overlying weathered sandstone and siltstone of the Ashfield Shale and Hawkesbury Sandstone formations.

The surface generally consists of concrete hardstand and pavements overlying fine to medium-grained sandy fill containing minor brick and gravel fragments, with natural soils encountered from approximately 0.4 to 1.5 metres below ground level. Beneath the fill, low-plasticity sandy clays and silty sands are present to depths of approximately 3 to 7 metres before weathered sandstone bedrock was intersected. These findings are consistent with regional geological mapping for the Paddington locality.

The site falls approximately 3.5 metres from Marshall Street to Oxford Street, with surface drainage directed north-east toward Rushcutters Creek. Groundwater was not encountered within the upper profile during the intrusive program, however, based on borehole data and regional hydrogeological conditions, groundwater is anticipated around RL 43–44 m AHD, which is above the proposed excavation base (RL 36.95 m AHD), so minor seepage/inflows may be encountered during excavation and can be managed with standard temporary dewatering and drainage measures.

During operation, the basement is proposed to be drained via a sump-and-pump system, consistent with the approach previously approved by WaterNSW and the City of Sydney Council under consent D/2022/1169/A.

Laboratory testing indicates soils at the site are slightly acidic to slightly alkaline, with pH values ranging between 4.6 and 8.2 and electrical conductivity values below 2 dS/m. These results classify the soils as 'non-saline'. A desktop Salinity Assessment undertaken in conjunction with the field program found that, while the site is located within a region where varying salinity potential has been mapped, no field evidence of saline conditions was observed and the risk of salinity-related impacts is considered low. Minor efflorescence and dampness noted within the existing basement at 13–15 Oxford Street are attributed to localised seepage rather than saline groundwater.

An Acid Sulfate Soil assessment was also completed. The site is mapped as 'Class 5' under the Sydney LEP 2012 Acid Sulfate Soil Soils Map, and the Botany Bay Acid Sulfate Soil Risk Map records no known occurrences in the locality. Field observations and laboratory results confirmed the absence of actual or potential acid sulfate soils. Accordingly, acid sulfate soils do not present a constraint to the proposed works.

In summary, the investigations demonstrate that the site comprises a stable and predictable geotechnical profile with competent sandstone at shallow depth, no significant groundwater issues and negligible salinity or acid sulfate soil risk. The ground conditions are suitable for the proposed basement excavation and structural design, subject to the implementation of standard geotechnical and environmental management measures during construction.

6.1.6 Social Impact

In response to the SEARs (SSD-87245208) requirement #18 Social Impact, a two-phase approach to assessing social impacts was undertaken. The Social Impact Assessment (SIA) is informed by the SIA Guideline for State Significant Projects ('SIA Guideline') and its associated Technical Supplement (DPHI, 2025). Phase 1 involved the scoping of social impacts. The process and outcome were documented in a Social Impact Technical Scoping Report (Urbis, 2025).

The Social Impact Technical Scoping Report concluded that:

*Given that the technical scoping report identifies predominantly positive social impacts, no negative impacts requiring detailed assessment (i.e. considered significant) and that negative impacts can be appropriately mitigated, **it is recommended that a standard social impact assessment be prepared and incorporated as a chapter within the Environmental Impact Statement (EIS).** This level of assessment is appropriate for the scale and nature of the identified impacts, while also providing an opportunity to identify suitable mitigation and enhancement measures.*

This section has been prepared in response to this recommendation. The scoping and assessment of social impacts was undertaken by the Urbis Social Planning team, which includes suitably experienced and qualified social impact practitioners.

Existing environment

A social locality was identified for this proposal to understand the existing environment and help identify likely impacted groups, as well as the scale and nature of likely social impacts they may experience. This determination was based on a review of the proposal, the existing environment (i.e., policy review, demographic analysis, and geographical considerations), and the outcomes of consultation.

The social locality comprises three key areas and likely impacted groups. These include:

- **Immediate social locality:** This area includes communities that may be directly impacted by the proposal, including nearby residents, services and businesses surrounding the site. These communities may experience localised impacts such as visual, noise and changes to the traffic and pedestrian network.
- **Surrounding social locality:** This area includes communities that the proposal may either directly or indirectly impact through the activation of the site, new demand for services, facilities and open space by new residents moving into the proposed development, as well as potential traffic impacts. The surrounding locality primarily incorporates Paddington.
- **Broader social locality:** This consists of the City of Sydney LGA and Woollahra LGA communities and beyond, who will primarily be impacted by the provision of new, diverse accommodation options, arts, cultural and retail uses, as well as opportunities for employment during the proposal's construction and operation.

Refer to the Social Impact Technical Scoping Report (Urbis, 2025) for further details on social locality, including a high-level review of community demographics and strategic drivers within the social locality.

Potential Social Impacts

The following table includes:

- The identified social impacts (positive and negative) by impact category/element.

- The affected stakeholders (aligned to the social locality identified in the Social Impact Technical Scoping Report).
- The period of impact (construction or operation).
- A rating of the unmitigated/unenhanced impact (negligible, low, medium or high) utilising the SIA Guideline Technical Supplement's 'Social impact significance matrix'.
- The mitigation and enhancement measures incorporated.
- A "residual" rating of the mitigated/enhanced impact (negligible, low, medium or high).

Table 16 Social Impact Assessment Summary

Social Impact	Assessment	Mitigation / Enhancement
Way of life		
Increased supply of well-located market and affordable housing	The proposal's inclusion of well-located and varied dwelling types, including 44 residential apartments (with 14 affordable housing apartments reserved for a minimum of 15 years) and four terraces, would provide diverse housing options that support different household typologies, lifestyle preferences, and income levels. This would also contribute towards meeting cumulative demand for housing within the LGA. The above was raised as positive impacts of the proposal during stakeholder and community engagement. However, some SIA survey respondents were concerned about the actual affordability of the dwellings. This impact is expected to affect people seeking well-located or affordable housing in the immediate and surrounding social locality during the proposal's operational phase.	The provision of various housing typologies and medium-term provision of affordable housing dwellings in an accessible location would likely benefit young adults and couples with children, based on 2021 household characteristics (2021 Census). The affordable housing component would be managed by registered Tier 1 Community Housing Provider, Bridge Housing, as per the Letter of Intent. Bridge Housing has local knowledge and experience in managing housing for diverse communities. The proponent has also advised that they intend to explore opportunities to develop affordable housing tenant 'target groups', in collaboration with Bridge Housing. At this stage, the proponent is exploring opportunities to potentially accommodate St Vincent's Hospital staff within a portion of the proposed affordable housing dwellings. To support the long-term delivery of affordable housing within the LGA, the proponent is required to provide an affordable housing levy contribution to Council in

Social Impact	Assessment	Mitigation / Enhancement
		accordance with Sydney LEP 2012 clause 7.13. <i>Residual significance: High positive</i>
Increased demand for community services, facilities and open space	The proposal would support a new resident population of approximately 120 people across the proposed 44 apartments and four terraces (based on a 2.1 occupancy rate per dwelling). This new resident population would introduce a greater diversity of needs, thereby increasing demand for local community services, facilities and open space. The proximity of the site to local services, including cultural services, was identified as a strength of the local area during community and stakeholder engagement. The proposal would also likely contribute to cumulative demand for social infrastructure in the local area. The site is identified as a potential area for additional housing as part of the Housing SEPP (2021), which aims to increase housing density. This impact is expected to affect existing and future residents, workers and visitors in the immediate and surrounding social locality during the proposal's operational phase.	The inclusion of resident communal spaces, including a central courtyard and rooftop space, would likely accommodate some of the increased demand for open space generated by incoming residents. The proposal's inclusion of cultural and creative spaces, including the proposed cinema and retail tenancies, would also contribute to the local area's supply of cultural facilities, benefiting both incoming residents and the broader community. <i>Residual significance: Low positive</i>
Contributing to the vibrancy and revitalisation of Oxford Street and the Oxford Street Cultural and Creative Precinct	The proposal's mix of residential, retail, cultural, and creative uses contributes to the Oxford Street Cultural and Creative Precinct, aligning with the local policy vision to revitalise the creative industries and nighttime hubs along Oxford Street. Community and stakeholder feedback identified the inclusion of cultural and creative spaces as a positive contribution to the local area. These spaces were seen to attract more visitors to the local area, foster social connections among diverse communities, and have the potential to support local businesses. This impact is expected to affect existing and future residents, workers and visitors in the immediate and surrounding social locality during the proposal's operational phase.	The inclusion of active street frontages, cultural and creative spaces (including the proposed cinema) and a permanent resident population would contribute to the activation of Oxford Street Cultural and Creative Precinct. Further, this may enhance the sense of safety for pedestrians during late-night hours, as residents, workers and visitors may be encouraged to occupy these areas. <i>Residual significance: Medium positive</i>
Community		
Impacts on community cohesion and connectedness amongst market and	The inclusion of a central courtyard and communal rooftop open space, including a pool, and spa accessible to residents, would provide opportunities for market and affordable housing residents to meet and interact with one another.	The inclusion of a resident communal roof, featuring a pool, and spa, accessible to residents, may facilitate social interactions and cohesion.

Social Impact	Assessment	Mitigation / Enhancement
affordable housing residents	Feedback from community and stakeholder engagement noted that loneliness was a key challenge for the local area. Council representatives recommended communal spaces as a mitigation measure to combat feelings of loneliness. Considering that resident communal areas are proposed to be equitably accessible to all residents, social mixing between residents of different tenures could help foster a sense of community and contribute to long term social cohesion. This impact is expected to affect future market and affordable housing residents in the immediate social locality during the operation of the proposal.	The provision of publicly accessible cultural and creative floorspace also has the potential to provide opportunities for market and affordable housing residents, and the broader community to meet and form social connections. <i>Residual significance: Medium positive</i>
Accessibility		
Temporary accessibility impacts for vehicles and pedestrians during construction	Construction activities associated with the proposal have the potential to reduce accessibility along Oxford Street for both vehicles and pedestrians. Stakeholder and community concerns were raised regarding pedestrian safety (e.g., footpath obstructions or closures) and the increased stress on local traffic and parking during construction. The Traffic Impact Assessment (TIA) anticipates that construction vehicle traffic will have negligible adverse impacts on the surrounding road network. This impact is expected to affect existing residents, business owners, and visitors in the immediate social locality during the construction of the proposal.	The implementation of the recommendations identified in the Preliminary Construction Traffic Management Plan, included in the TIA, would reduce accessibility and potential cumulative impacts during construction. <i>Residual significance: Low negative (short term)</i>
Increased pressure on parking, local roads and the public transport network during operation	The proposal's incoming worker, resident and visitor population may increase pressure on the local road network, parking and public transport services. This was raised as a concern in community and stakeholder feedback. The TIA concludes that the traffic generated by the proposal during operation would be negligible and is not expected to result in any negative impacts to the surrounding road network. The TIA further notes that the proposed car parking and access arrangements would be adequate for the expected demand. This impact is expected to affect existing and incoming residents, workers and visitors in the immediate and surrounding social locality during the proposal's operation.	The site's accessible location and provision of units without car parking spaces may attract residents who do not own a car. Furthermore, the design provides 62 bicycle parking spaces on-site, which encourages active transport use. Providing end-of-trip facilities for building staff may encourage the use of active transportation to the site. No additional mitigation measures proposed in the TIA. <i>Residual significance: Negligible</i>
Culture		

Social Impact	Assessment	Mitigation / Enhancement
Opportunities to celebrate Aboriginal history and culture through the built environment	The proposal celebrates Aboriginal culture and heritage through the proposed landscape design. The Landscape Report features native and endemic plant species, as well as seating areas for incoming residents to enjoy and appreciate. The Due Diligence Aboriginal Archaeological Assessment (DDAAA) indicates that the site does not contain Aboriginal archaeological site records and has low potential to impact any Aboriginal objects or deposits. Therefore, construction-related impacts on Aboriginal archaeology and history are unlikely to occur. This impact is expected to benefit local Aboriginal people and communities in the immediate, surrounding and broader social localities during the proposal's construction and operation.	Inclusion of native and endemic plant species and seating areas. It is expected that the implementation of the recommendations provided in the DDAAA would mitigate potential construction-related impacts. <i>Residual significance:</i> <i>Negligible</i>
Potential impacts on nearby heritage items: Rose Terrace, Busby's Bore and Paddington Urban HCA	The proposal is situated within the Paddington Urban HCA and is located near two state heritage items: Busby's Bore and Rose Terrace. The Heritage Impact Statement (HIS) notes that the proposal's bulk, scale, materiality and presentation maintain the existing character of the streetscape and are sympathetic to the HCA. It notes no impacts to Busby's Bore, Rose Terraces, or to existing view corridors to iconic views. Further, the Visual Impact Assessment (VIA) notes that the proposal demonstrates medium-high visual compatibility with nearby development, reflecting the scale and rhythm of the Oxford Street streetscape and local character. This impact is expected to affect existing residents, workers and visitors in the immediate and surrounding social locality during the proposal's construction and operation.	The implementation of the recommendations provided in the HIS would mitigate potential impacts on heritage. <i>Residual significance:</i> <i>Negligible</i>
Celebrating the cultural significance of Verona Cinema	The proposal aims to pay homage to the culturally significant Verona Cinema by reinstating on-site cinema operations and retaining the masonry façade at 17 Oxford Street, thereby celebrating the original form. Community and stakeholder feedback highlighted the social and cultural significance of Verona Cinema to the local area and expressed support for its reinstatement. The retention of a cinema on the site is a significant aspect of the proposal, in social and cultural impact terms. This is aligned with the vision and goals for the Oxford Street Cultural and Creative Precinct.	The proponent's partnership with Golden Age Cinema & Bar to reinstate the cinema on-site would further contribute to beneficial cultural, creative, and economic outcomes. The provision of ground-floor retail, cultural, and creative spaces would likely complement the operations of Verona Cinema and further contribute to the activation along Oxford Street.

Social Impact	Assessment	Mitigation / Enhancement
	This impact is expected to primarily affect residents and visitors in the immediate and surrounding social locality during the proposal's operation.	<i>Residual significance: High positive</i>
Health and wellbeing		
Temporary amenity impacts during construction (noise, vibration and dust emissions)	Construction activities associated with the proposal, including noise, vibration and dust emissions have the potential to impact the wellbeing of nearby individuals and/or vulnerable groups. This concern was raised during community and stakeholder engagement. The Noise and Vibration Impact Assessment (NVIA) concludes that noise and vibration impact from the proposal's redevelopment would be compliant with relevant controls and regulations. This impact is expected to affect existing residents, workers and visitors, particularly those with long-term respiratory or mental health conditions in the immediate social locality during the construction of the proposal.	The implementation of mitigation measures recommended in the NVIA would reduce amenity impacts and potential cumulative amenity impacts during construction. <i>Residual significance: Low negative (short term)</i>
Amenity impacts for future residents during operation	The proposal's location within the Oxford Street Cultural and Creative Precinct, along with the provision of on-site cultural and creative spaces, may generate amenity impacts for incoming residents. Council's policies envision this Precinct to support 24-hour trading and noisy activities. Therefore, potential noise impacts were raised as a concern by Council representatives. The NVIA notes that internal (i.e. cinema operations) and external (i.e. Oxford Street) noise emissions would generate compliant noise levels for residents. This impact is expected to potentially affect incoming residents in the immediate social locality during the proposal's operation.	The implementation of mitigation measures recommended in the NVIA would reduce noise impacts during operation. The proposed allocation of most cultural and creative floorspace within Basement 3 of the proposal would provide sufficient built form noise attenuation, further mitigating noise impacts on residents. <i>Residual significance: Negligible</i>
Improved pedestrian environment during operation	In accordance with local strategic policies and directions for active street frontages, the proposal aims to activate the Oxford Street frontage by integrating ground-floor retail, cultural, and creative uses, which may encourage visitors and increase pedestrian activity along the street. Community and stakeholder feedback expressed a desire for the redevelopment of the existing vacant buildings on site to reinvigorate the local area. Furthermore, the provision of retail, creative, and cultural spaces on the ground floor was identified as an opportunity to respond to local needs identified through community consultation.	Increased passive surveillance from the proposed resident balconies overlooking Oxford and Verona Street may enhance a sense of safety for pedestrians. Provision of active ground-floor frontages on Oxford Street would provide increased activation and safety through increased passive surveillance. The TIA notes that the proposed consolidation and relocation of existing

Social Impact	Assessment	Mitigation / Enhancement
	Further, opportunities for public art are identified for the proposal's awning structure, as outlined within the Design Report. This presents an opportunity to integrate public art into the fabric of the building and interact directly with the pedestrian environment. It is noted that a through site link was identified within the Social Impact Technical Scoping Report (3 October 2025). However, in response to feedback from the Rose Terrace residents, the through-site link has been removed from the plans, and gated access will be implemented from Verona Street to preserve privacy and security. This impact is expected to affect future residents, business owners and visitors in the immediate social locality during the proposal's operation.	driveways would enhance pedestrian amenity and safety on Oxford Street. This would also deliver an additional 60m of retail frontage between Oxford Street and Verona Street. The proponent's commitment to further explore public art opportunities would further enhance the pedestrian environment. <i>Residual significance: Low positive</i>
Surroundings		
Potential overshadowing impacts	The proposal aims to increase the height of the existing two- and three-storey buildings to accommodate a seven-storey building, thereby contributing to a visual change in the area. However, the proposal is compliant with the City of Sydney Council's DCP overshadowing controls. Furthermore, the VIA concludes that the proposal can be supported on the grounds of visual impact. The perception of this impact is expected to affect nearby residents and business owners in the immediate social locality during the operation of the proposal.	In response to community concern about overshadowing from the site's previous development proposal, the proposal's design was refined to reduce the built form's overshadowing impacts. <i>Residual significance: Negligible</i>
Livelihoods		
Economic benefits through local employment during construction and operation	The proposal is anticipated to generate significant employment opportunities on site. Further, the proposed diversity of operational uses would likely attract a broader range of businesses and working arrangements. Council representatives noted that these spaces would also attract more visitors to the area and have flow-on economic benefits, including support for local businesses. The proposal would also introduce a permanent resident population that would contribute to increased spending in the local area, thereby generating local economic benefits. This impact is expected to affect future workers in construction, retail, creative and cultural industries during the proposal's construction and operation. Given the site's accessible location, employment	Inclusion of a diversity of operational employment opportunities on-site. No enhancement measures relating to construction employment opportunities were identified. <i>Residual significance: Medium positive</i>

Social Impact	Assessment	Mitigation / Enhancement
	opportunities would likely benefit workers from across the broader social locality.	
Decision-making systems		
Opportunities for increased participation in the planning process	The proponent has provided several opportunities for community and stakeholder engagement to inform the development of the proposal, including a community survey, a newsletter, stakeholder briefings, near-neighbour consultations, and a community drop-in session, as outlined in the Engagement Outcomes Report. The level of community and stakeholder feedback received suggests that the above opportunities empowered the local community to participate in decision-making systems. This impact is expected to affect existing residents, workers and visitors in the immediate and surrounding social locality during the proposal's development, construction and operational phases.	The proponent is committed to providing additional opportunities for community involvement in the post-lodgement and construction phases of the project, as outlined in the Engagement Outcomes Report. <i>Residual significance: Medium positive</i>

This assessment identified several low to high positive impacts (residential significance). No potential negative impacts were rated as greater than low impact post-mitigation, primarily due to the limited scale (and therefore magnitude) of the proposal. Additional SIA recommendations to further enhance positive impacts and mitigate residual negative impacts are as mitigations, refer to **Appendix B**.

6.1.7 Environmental Heritage

Built Heritage

A Heritage Impact Statement (HIS) prepared by Urbis assesses the built-heritage implications of the proposal. While the site is not individually listed, it lies within the Paddington Urban Heritage Conservation Area (HCA) (Item C50, Sydney LEP 2012). Within the HCA, 17 Oxford Street is identified as a neutral item and 13–15 Oxford Street and 2 Verona Street as detracting items.

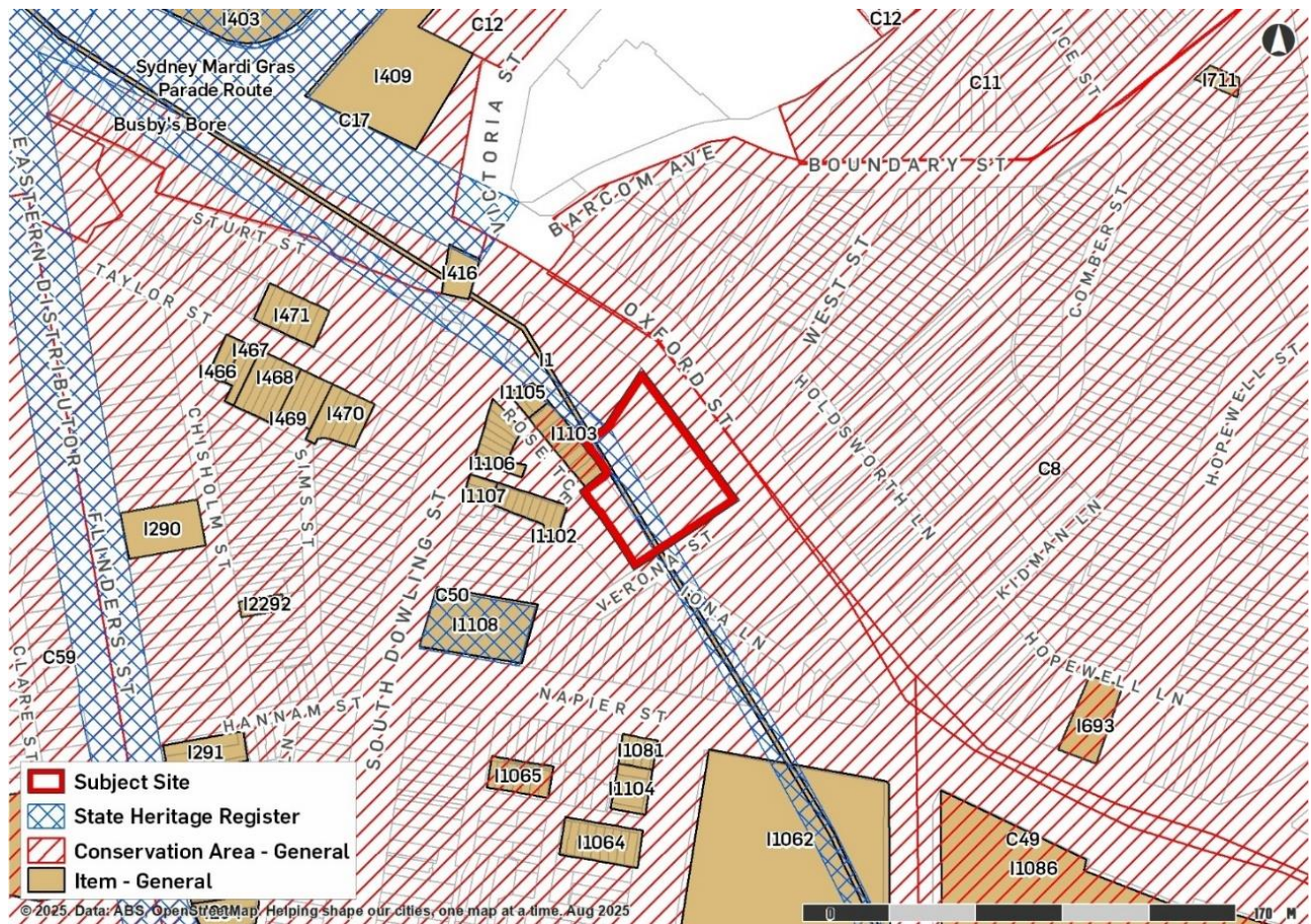
The site is also located above the State heritage item “Busby’s Bore including tunnels, shafts and wells” (SHR No. 00568) and near the “Rose Terraces” (Items I1102 and I1103), a group of nineteenth-century terrace houses that contribute to the historic residential character of Paddington.

The proposal builds upon the existing approval for 17 Oxford Street (D/2022/1169), which permits partial demolition, retention of the Oxford Street façade and construction of a five-storey building above two basements.

The HIS finds that the proposal will have no detrimental heritage impacts on the Paddington Urban HCA, Busby’s Bore or the Rose Terraces. The treatment of the Palace Verona building remains unchanged, with retention of the two-storey masonry façades to Oxford Street and Verona Street maintaining legibility of the historic subdivision and streetscape pattern. Demolition of the detracting buildings at 13–15 Oxford Street and 2 Verona Street is acceptable as neither reflects the characteristic typologies or development phases of the area. Their replacement will improve the architectural quality of the streetscape.

The proposed bulk and scale are compatible with surrounding development, including the Olympia Hotel (1–11 Oxford Street) and Oxford House (21 Oxford Street). While marginally taller, the design remains below the 25m height control and provides a sensitive transition to the lower-scale residential character along Verona and Marshall Streets. Taller elements are focused along Oxford Street, with terraces addressing the rear of the site. The brick palette complements the retained façades and nearby buildings while reading as a contemporary addition clearly distinguishable from historic fabric.

Figure 26 Sydney LEP 2012 Heritage Map



Source: Urbis

The Historical Archaeological Assessment prepared by Urbis notes that the mapped alignment of Busby's Bore runs in proximity to the site and its extrapolated location has been shown on project drawings. The development layout has been designed to avoid this alignment, and excavation for the basement and terraces is not anticipated to reach a depth that would intersect the bore. Any potential impacts from deep excavation or piling will be further addressed through a Research Design and Excavation Methodology Report, in accordance with the archaeological report recommendations.

The proposal will not affect the Rose Terraces on Marshall Street. The new terraces are below 15m in height, consistent with the terrace scale. The HIS also confirms that there are no view corridors to or from Centennial Park or Sydney Harbour affected by the development and long-range city views from Oxford Street will remain unchanged.

To ensure appropriate heritage management, the HIS recommends that:

- Research Design and Excavation Methodology be prepared prior to any deep excavation or piling to manage potential impacts on Busby's Bore, whose full extent is not precisely known.
- Photographic Archival Recording be undertaken before demolition in accordance with the Heritage NSW Guidelines for Photographic Recording of Heritage Items Using Film or Digital Capture; and
- Heritage Interpretation Strategy be prepared by a qualified heritage consultant to identify key interpretive themes, locations and media, to be developed in consultation with the project architect throughout detailed design and construction.

In conclusion, the HIS determines that the proposal will have no adverse heritage impacts. It represents a positive contribution to the Oxford Street locality through high-quality contemporary architecture that respects the existing built-form pattern.

European Archaeology

A suite of archaeological assessments have been prepared to support the proposed development, as follows:

- Historical Archaeological Assessment (HAA) (Urbis, 2025).
- Historical Archaeological Research Design and Excavation Methodology (HARDEM) (Urbis, 2025).
- Addendum to the Historical Archaeological Assessment (Addendum Letter) (Urbis, 2025), and
- Baseline Archaeological Assessment for 17 Oxford Street prepared by AMAC Group (2022).

Together, these documents examine the site's historical development, assess the extent of past ground disturbance, determine the potential for archaeological relics across the site and establish the archaeological management requirements applicable under the Heritage Act 1977.

The site has experienced multiple redevelopment phases:

- At 17 Oxford Street: in the mid to late 19th century the site was developed with brick terraces, timber cottages, shops and stables. Many were damaged in a 1921 fire and further altered by the 1929 widening of Oxford Street. In 1945 the land was developed into a factory, which was later converted into offices and a cinema complex.
- 13–15 Oxford Street and 2 Verona Street: the site was developed from the 1840s with residential and commercial buildings. By the mid-19th century, it became part of Marshall's Brewery, introducing substantial industrial infrastructure. These early structures were later modified or removed through 20th-century redevelopment, including commercial buildings, the Palace Verona cinema expansion and the 1980s apartment complex that now occupies the site.

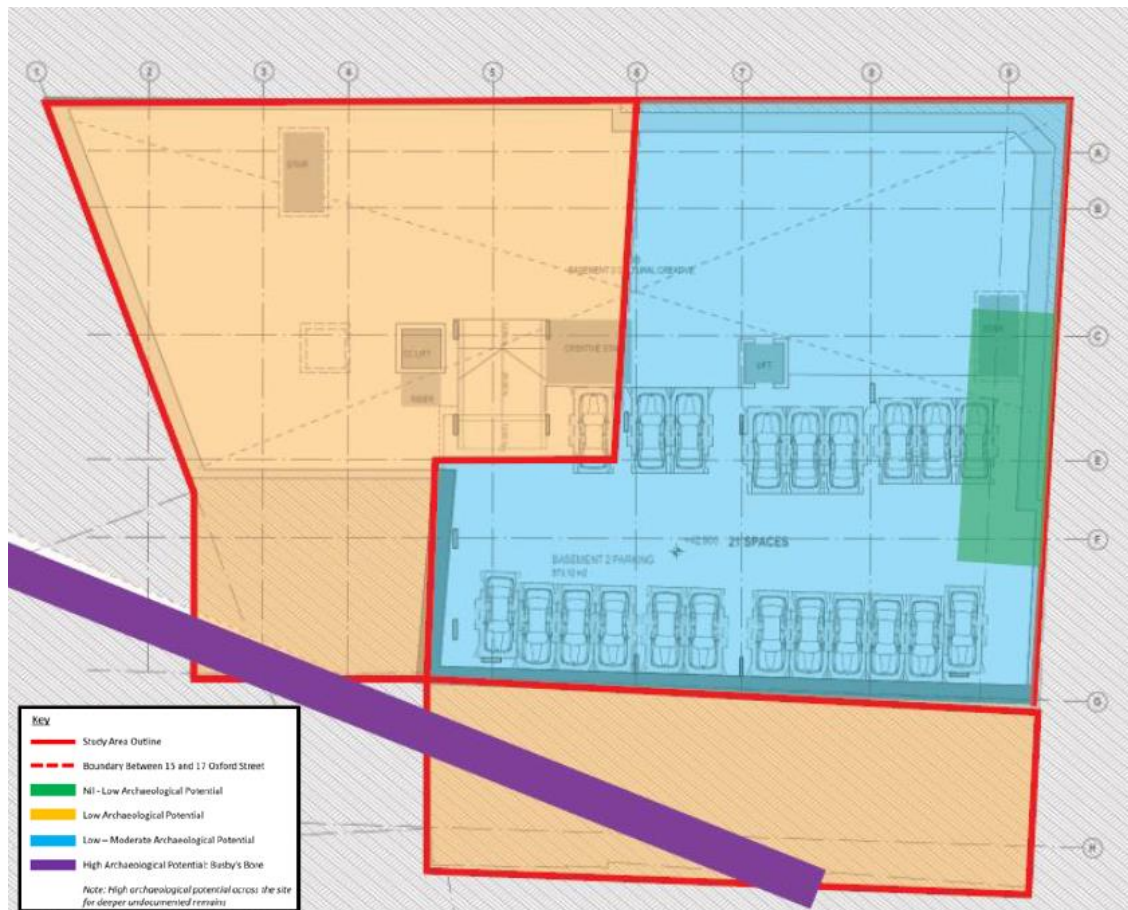
As a result, while shallow archaeological deposits are expected to have been significantly disturbed, deeper or more robust subsurface features may remain in isolated pockets, particularly those associated with early brewery operations and 19th-century occupation.

Importantly, the site also overlies the extrapolated alignment of Busby's Bore, an early 19th century State-listed water supply tunnel located several metres below ground, representing a significant element of Sydney's early infrastructure.

Bulk excavation will likely remove or significantly impact any surviving locally significant relics. The following management approach is therefore recommended by Urbis:

- At 13–15 Oxford Street and within the existing basement footprint along Verona Street, archaeological potential is low and can be managed under an Unexpected Finds Procedure.
- At 17 Oxford Street, low to moderate potential for 19th-century remains warrants archaeological monitoring during excavation.
- The development has been designed to avoid the extrapolated alignment of Busby's Bore, although excavation for townhouses at 2 Verona Street and landscaping at the rear of 13–15 Oxford Street will occur within its broader vicinity. While these works are unlikely to reach the depth of the bore, the precise alignment remains uncertain, therefore, any deep excavation, including piling or deeper footings, will require archaeological monitoring to avoid impacts to the bore or its curtilage.

Figure 27 Overview of Archaeological Potential



Source: Urbis

In accordance with the HAA and Addendum the following mitigation measures apply to the project:

- The Addendum HAA and HARDEM should be submitted as supporting documentation as part of this SSD Application, fulfilling Condition 22 of the SEARs.
- A program of archaeological investigation should occur during demolition and excavation, in accordance with the HARDEM, to manage potential local relics and address the site's proximity to Busby's Bore.
- Any new information, research or technical data relating to Busby's Bore should be provided promptly to the project archaeologist to ensure it can be incorporated into ongoing constraints analysis and archaeological management.
- The HARDEM must 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.

In summary, the archaeological investigations conclude that the proposal will not result in unacceptable impacts on European archaeological resources. While some relics may be uncovered during excavation, they can be appropriately managed through the recommended archaeological program, ensuring compliance with the Heritage Act 1977 and Heritage NSW guidelines.

6.2 Standard Assessment

6.2.1 Water Management

An Integrated Water Management Plan (IWMP) has been prepared by Telford Consulting to assesses the stormwater and drainage requirements for the proposal and outline the measures required to achieve compliance with City of Sydney and Sydney Water standards.

The site drains naturally from east to west, with levels falling from approximately RL 50.80m to RL 47.00m and does not receive flows from any upstream catchment. The lawful point of discharge for the development is the existing stormwater kerb inlet pit on Verona Street.

Stormwater from the proposed buildings and paved areas is designed to drain by gravity into an upgraded on-site system. Roof runoff will be directed to a suspended 10m³ rainwater tank, with overflows conveyed to on-site water quality treatment devices. Surface runoff will be collected through a new pit-and-pipe network and directed to a water quality chamber prior to discharge.

Sydney Water has issued site-specific requirements mandating an on-site detention (OSD) storage volume of 42m³ and a permissible site discharge (PSD) of 92 L/s. The proposed design incorporates an OSD system providing 45.82m³ of storage and an orifice plate regulating discharge to meet the nominated PSD.

In accordance with Council's water quality requirements, a Water Sensitive Urban Design (WSUD) strategy has been incorporated. These targets require post-development pollutant loads to be reduced by:

- 90% for gross pollutants.
- 85% for total suspended solids (TSS).
- 65% for total phosphorus (TP), and
- 45% for total nitrogen (TN).

The proposed stormwater quality strategy has been designed to meet these requirements through the incorporation of Ocean Protect Stormfilter cartridges, OceanGuard filtration baskets and a rainwater reuse system. A MUSIC-X model was used to assess the development's pollutant reduction performance and confirm the proposed treatment train can meet the required outcomes.

Overall, the IWMP demonstrates that the proposed stormwater drainage system can achieve compliance with relevant City of Sydney and Sydney Water requirements for stormwater quantity and quality and that the development will not result in adverse impacts to the receiving drainage system.

6.2.2 Contamination and Remediation

Detailed Site Investigation

EI Australia has prepared a Detailed Site Investigation (DSI) to assess the nature and extent of potential contamination arising from past and current uses of the site. It is noted that previous environmental investigations were undertaken for 17 Oxford Street (only) as part of the assessment for DA D/2022/169.

The DSI identifies historical site uses based on aerial imagery and archival records, including:

- At 13–15 Oxford Street, a service station operated between 1949 and 1972, with commercial uses continuing until 1981.
- At 17 Oxford Street, the building constructed in the 1940s was historically used for light industrial and warehouse activities before later transitioning to retail and commercial use.
- At 2 Verona Street, the building constructed by 1934 was used for light industrial and warehouse purposes before being converted to commercial use in 1982.
- The surrounding land has comprised mixed residential and commercial uses since at least 1941.

The report confirms that the site is not listed under the Contaminated Land Management Act 1997 and does not appear on the EPA's register of notified contaminated sites.

Soil investigations identified a site profile comprising a concrete surface slab overlying sand fill to approximately 46.72m AHD, followed by layers of marine sand and sandy clay extending to around 40m AHD, with sandstone bedrock encountered at 44.52m AHD. Soil samples were collected across the site and analysed against relevant human-health and ecological criteria. Friable asbestos was detected within fill at two locations (BH103 and BH105) both situated at 17 Oxford Street.

Groundwater was encountered at three monitoring wells at elevations of 42.68m AHD (BH201M), 45.42m AHD (BH101M) and 42.56m AHD (BH208M). The groundwater was found to be acidic, saline and predominantly oxidising. Concentrations of contaminants of concern were below the adopted guideline criteria, with the exception of copper, zinc and hydrocarbons (TRH-F1 and TRH-F2), which were detected above the laboratory limit of reporting. The assessed human health and ecological risk associated with these hydrocarbons was considered low and acceptable. Importantly, no evidence of residual petroleum hydrocarbon impacts attributable to the former service station at 13–15 Oxford Street was identified.

The DSI concludes that contamination potential is low at 13–15 Oxford Street and 2 Verona Street, while friable asbestos is present within fill at 17 Oxford Street. EI Australia advises that the site can be made suitable for the proposed development, subject to implementation of the remediation works for 17 Oxford Street outlined within the Remediation Action Plan (RAP).

Remediation Action Plan

A Remediation Action Plan (RAP) has been prepared by EI Australia for 17 Oxford Street, where two asbestos-impacted hotspots were identified within the basement footprint. The RAP outlines the required remediation process, including excavation, off-site disposal and validation, to ensure the site can be made suitable for the proposed use.

The proposed remediation approach involves the removal and disposal of asbestos containing soil at a licensed waste facility. Works will be undertaken in the following stages:

- Stage 1 – Preliminaries and site establishment.
- Stage 2 – demolition and surface (clearance) inspection for remnant demolition waste and potential contaminants.
- Stage 3 – Data Gap Closure Investigation.
- Stage 4 – Remedial Excavation of identified ACM impacted soils.
- Stage 5 – Waste classification and waste management.
- Stage 6 – Final site validation and reporting.

The RAP also outlines procedures for managing any unexpected finds that may arise during works. Should validation identify residual contamination requiring further treatment, the remediation and validation procedures will continue until the remediation goals are achieved and the site is confirmed suitable for its intended use.

EI Australia concludes that, subject to implementation of the remediation and validation measures described in the RAP, the site can be made suitable for the proposed land uses.

6.2.3 Trees, Landscaping and Public Space

An Arboricultural Impact Assessment (AIA) was prepared by Jackson's Nature Works, to assess the condition of trees on and adjacent to the site and the potential impacts of the proposal. The assessment was undertaken by a qualified consulting arborist (AQF Level 8).

The survey identified twelve trees within and adjoining the site, comprising:

- Five Plane Trees located on the Oxford Street public domain; and
- Seven trees within raised garden beds associated with the existing residential apartments at 13–15 Oxford Street.

A further four smaller species were classified as exempt species under the Sydney DCP 2012 and are not subject to preservation controls.

All five Oxford Street Plane Trees are mature specimens of high landscape significance and high retention value, exhibiting good vitality and structural condition. They contribute to the streetscape and are recommended for retention. Minor canopy pruning is required to accommodate scaffolding and awning installation, limited to between 5% and 25% of live crown area depending on the tree. This level of pruning is considered acceptable given the Plane Tree's robust nature. Pruning must be undertaken in accordance with AS 4373–2007 by a qualified arborist.

The remaining vegetation within the site are located in raised garden beds at 13–15 Oxford Street. Due to demolition and excavation works, these trees are not retainable and are recommended for removal. None are of individual or collective significance within the local landscape.

Tree protection measures for the retained Oxford Street Plane Trees will be implemented in accordance with AS 4970–2025 and include:

- Installation of temporary chain-wire fencing at 1.8 metres in height to establish Tree Protection Zones (TPZs).
- Trunk protection using padded hessian and timber planking to a height of at least 2 metres; and
- Supervision and certification by an AQF Level 5 Project Arborist during construction to ensure compliance with approved Tree Protection Plans.

All tree removal and pruning works are to be undertaken by contractors holding the relevant qualifications (AQF Level 3 or higher in Arboriculture) and in accordance with Safe Work Australia's Guide for Managing Risks of Tree Trimming and Removal (2016).

In summary, the AIA concludes that the proposed development can proceed without significant adverse impact on existing street trees or the broader landscape character. The five Oxford Street Plane Trees will be retained and protected throughout construction, maintaining the established streetscape canopy. Internal trees within the redevelopment footprint will be removed to accommodate the new built form.

The replacement planting area includes the ground floor courtyard, private garden areas and the Level 7 (rooftop) communal landscaped space. In total, the proposal achieves a total of 889sqm (35% of the site) of landscaped area, including 177sqm (7% of the site) of deep soil planting.

The landscape incorporates locally indigenous and native planting arranged to support biodiversity, increase tree canopy coverage and provide functional open space across the site. Deep-soil areas accommodate primary tree planting and layered vegetation, while courtyard and rooftop spaces use low-maintenance planting suited to their respective conditions to support amenity, screening and integration with the built form.

6.2.4 Ecologically Sustainable Development (ESD)

An Ecologically Sustainable Development (ESD) Report has been prepared for the proposal. The report identifies how the principles of ESD, as defined in Section 193 of the Environmental Planning and Assessment Regulation 2021, have been integrated into the design, construction and operational phases of the development. It also assesses the proposal against the sustainability performance requirements for non-residential development under Chapter 3 of the State Environmental Planning Policy (Sustainable Buildings) 2022.

The proposed development incorporates a comprehensive suite of ESD measures, aligned with the four core principles of ESD:

- Precautionary principle: The project adopts design and construction approaches that avoid the potential for serious or irreversible environmental harm, including the selection of materials and systems that minimise waste, pollution and long-term ecological impacts.
- Inter-generational equity: The proposal contributes to long-term social and environmental outcomes through the dedicated provision of affordable housing for 15 years, the promotion of active transport

modes, the integration of renewable energy generation, and the delivery of a high performance building envelope achieving Section J compliance. Energy consumption will be monitored to support efficient building operation over its lifecycle.

- Biodiversity and ecological integrity: The landscape strategy focuses on increasing urban canopy cover, improving stormwater quality and reducing potable water use. Native and low water use species replace existing ornamental vegetation, improving on site ecological performance and supporting the resilience of the local urban environment.
- Improved valuation, pricing and incentive mechanisms: Efficient whole-of-life material selection, construction waste reduction practices and ongoing operational performance monitoring support sustainable resource use and minimise environmental costs over time.

BASIX commitments further reinforce these initiatives by ensuring the development achieves strong performance in energy and water efficiency. Rainwater harvesting, efficient fixtures and appliances and the use of environmentally preferable materials contribute to reduced operational resource consumption. Opportunities for lower carbon material selections will continue to be explored to support alignment with the NSW Net Zero Plan and to minimise both embodied and operational emissions across the building's lifecycle.

Details of how the development will meet the applicable non-residential sustainability requirements, including final Section J compliance documentation, will be provided at the Construction Certificate stage.

In accordance with SEPP (Sustainable Buildings) 2022, an Embodied Emissions Report has also been prepared and submitted with this SSDA, quantifying the embodied emissions attributable to the proposed development.

6.2.5 Waste Management

Comprehensive waste management strategies have been prepared by Elephants Foot to guide both the construction and operational phases of the proposal. These include a Construction and Demolition Waste Management Plan and an Operational Waste Management Plan. Together, these documents ensure that waste is managed in accordance with the City of Sydney *Guidelines for Waste Management in New Developments (2018)* and other relevant guidelines.

Construction and Demolition Waste Management

The C&D WMP identifies strategies for minimising waste generation during demolition and construction, with the objective of achieving maximum recovery and diversion of materials from landfill. The plan applies the waste hierarchy of avoid, reduce, reuse and recycle.

All waste will be sorted and stored onsite in designated areas for collection by licensed contractors. Waste streams include concrete, brick, metal, plasterboard, glass, timber, soils and mixed residual waste. Segregation will occur at the point of generation where practical, with residual mixed waste to be sent to a licensed resource recovery facility. Reusable materials such as steel, bricks and timber will be separated for reuse or recycling.

Based on the calculations presented in the C&D WMP, approximately 89% of demolition waste and 99% of construction waste are expected to be diverted from landfill, exceeding the New South Wales Waste Avoidance and Resource Recovery Strategy target of 80%.

Contractors will be required to maintain detailed waste tracking records, including weighbridge dockets and receipts, to verify disposal or recycling destinations. The builder will nominate a Waste Management Coordinator to ensure compliance with the plan, oversee collection logistics and provide monthly reporting to the Principal Contractor.

Erosion, sediment and dust controls will be implemented to prevent pollution of stormwater during works and all waste transport will comply with the Protection of the Environment Operations (Waste) Regulation 2014.

Operational Waste Management

The OWMP provides a detailed framework for waste generation, storage and collection once the development is occupied. The strategy applies to all residential, retail and commercial uses and has been designed to support efficient source separation and compliance with City of Sydney requirements.

Residential component:

- 44 residential apartments across two cores, plus four terraces.
- Separate waste streams for general waste, recycling and FOGO.
- Chute systems for general waste with recycling bins and a dedicated FOGO bin room at ground level.
- Weekly collection of 5 × 1100L general waste bins, 5 × 1100L recycling bins and 6 × 120L FOGO bins.
- Terraces serviced by 4 × 240L bins for each waste stream, collected weekly.
- A Bulky Waste Room provided near the loading area for furniture, whitegoods and similar items.

Commercial and retail component:

- Waste generation based on 2,197sqm GFA of retail and creative/commercial uses.
- Separate streams for general waste, recycling and food waste.
- Five weekly collections for each stream via a private contractor.
- Bin provision: 1 × 1100 L general waste bins, 4 × 1100 L recycling bins and 3 × 240 L food waste bins.
- Waste stored in the dedicated Retail Bin Room, with access via Verona Street loading bay.

The building manager will coordinate all waste movements, cleaning and bin exchanges and ensure compliance with collection schedules. Source separation will be supported by clearly labelled bins, signage and occupant education programs.

Dedicated space is provided for problem and special wastes (e-waste, toner cartridges, lightbulbs, batteries and liquids) and grease trap waste generated from food premises. Landscaping contractors will remove green waste offsite for recycling. All collection points are designed to accommodate 10.6 m heavy rigid vehicles and allow forward egress via Verona Street.

6.2.6 Aboriginal Cultural Heritage

An Aboriginal Heritage Due Diligence Assessment has been prepared by AMAC Group for the proposal. The report notes that the site lies within the Blacktown Soil Landscape, historically characterised by shallow loams and clays.

The land has been subject to extensive ground disturbance associated with over 150 years of urban development, including excavation, building works and service installation. Native vegetation was removed early in the site's development history, and the landform has been significantly reworked.

A search of the AHIMS was undertaken which found no registered Aboriginal sites within the study area and one recorded site within 1 km. Consultation was undertaken with the La Perouse Local Aboriginal Land Council (LALC), who reviewed and endorsed the findings of the due diligence assessment.

The LALC has requested that a site inspection be undertaken during excavation to confirm that the study area has nil to low potential to impact any intact Aboriginal objects or deposits, given the significant disturbance and reworked nature of the land.

Based on the site's landscape context and disturbance history, the due diligence assessment concludes:

- The site holds nil to low potential for intact Aboriginal archaeological deposits or objects due to significant disturbance and shallow, reworked soils.
- The proposed redevelopment works are unlikely to impact Aboriginal objects or archaeological deposits.

- Any potential for discovery of Aboriginal artefacts is considered very low, and no Aboriginal Heritage Impact Permit (AHIP) is required under the *National Parks and Wildlife Act 1974*.

While the likelihood of encountering Aboriginal objects is minimal, ground disturbance during construction could still uncover isolated artefacts or remains. Any such finds must be managed in accordance with the mitigation measures outlined in the report.

Overall, the Due Diligence Assessment concludes that there are no Aboriginal archaeological constraints to the proposed redevelopment. With the recommended management measures in place, the project can proceed without posing a significant risk to Aboriginal cultural heritage.

6.3 Matters Not Requiring Assessment

Table 17 Matters Not Requiring Assessment

SEAR	Response
Biodiversity	A Biodiversity Development Assessment Report Waiver (BDAR Waiver) Request was prepared by Anderson Environment & Planning (AEP), which included a desktop review and field survey (on 25 July 2025) by an accredited biodiversity assessor. The site comprises approximately 0.25 hectares of fully developed land containing existing buildings and ornamental plantings. No remnant native vegetation, threatened species, threatened ecological communities or waterbodies occur within or near the site. Key findings of the BDAR Waiver Request include: - The site is not mapped as Biodiversity Values Land and is well below the area-clearing threshold under the Biodiversity Conservation Act 2016. - A five-part test determined the proposal will not significantly affect threatened species or habitats. - The site provides negligible habitat or corridor function and flight path integrity will not be affected. - No hydrological or riparian features are present and stormwater infrastructure will maintain existing drainage. - The BDAR Waiver concluded that the proposal will not result in any significant biodiversity impacts and does not trigger the Biodiversity Offset Scheme. On this basis, the Department of Planning, Housing and Infrastructure issued a BDAR Waiver for the project on 13 November 2025.
Flood Risk	The site is part of the City of Sydney Rushcutters Bay Catchment Flood Study (WMA Water, 2016). Council flood mapping confirms the site is not flood-affected. Accordingly, the development will not alter local flood behaviour and no detailed flood assessment is required.
Bush Fire Risk	The site (and immediate surrounds) are not mapped as 'bushfire prone land'. Accordingly, no assessment of bush fire risk is required.
Hazards and Risks	This requirement does not apply to the proposed development, as the site is not affected by any above-ground dangerous goods storage or underground high-pressure dangerous goods pipelines. Accordingly, a Hazard Analysis is not required to accompany the SSDA.

7 Justification of the Project

This EIS has been prepared in support of SSD-87245208 to assess the environmental, social and economic impacts of the proposed mixed-use development with in-fill affordable housing at 13–15 and 17 Oxford Street and 2 Verona Street, Paddington. The EIS has addressed the issues identified in the SEARs and has been prepared in accordance with Division 5 of Part 8 of the *Environmental Planning and Assessment Regulation 2021*.

The key issues for all components of the project identified in the SEARs have been assessed in detail, with specialist reports underpinning the findings and recommendations summarised in Section 6. It has been demonstrated that for each of the likely impacts identified, the impact will either be negligible or can be appropriately mitigated through the measures outlined in **Appendix E**.

7.1 Project Design

The proposed development delivers a coordinated built form outcome across three consolidated allotments, responding sensitively to the site's prominent corner location within Oxford Street's Cultural and Creative Precinct. The design retains the two-storey masonry façade of the former Verona Cinema, ensuring continuity with the street's historic fabric, while introducing new residential, retail and cultural spaces that contribute to Oxford Street's ongoing renewal.

The development provides a mix of market and affordable housing dwellings, including at least 12.5% of the permissible GFA dedicated to affordable housing for a minimum of 15 years. These dwellings will be managed by a registered Community Housing Provider. This approach reflects the NSW Government's commitment to boosting affordable housing supply in well-located areas.

The scheme also incorporates cultural and creative uses at basement and ground levels (including cinema and bar space), ensuring the continuation of Oxford Street's creative identity. Landscaped communal spaces and well-designed apartment layouts support solar access, ventilation, and privacy. Vehicle access, servicing and basement parking are discreetly integrated to minimise conflicts with the public domain.

Together, the architectural and landscape response creates a high-quality urban form that balances heritage conservation, residential amenity and activation of Oxford Street.

7.2 Strategic Planning Consistency

The proposal aligns 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 night-time economy.

By combining residential, affordable housing, retail and cultural uses, the proposal delivers an integrated outcome that balances Council's cultural objectives with State housing priorities.

7.3 Statutory Planning Consistency

The relevant State and local environmental planning instruments are listed in **Section 4** and assessed in **Appendix C**. The assessment concludes that the proposal complies with the relevant provisions within the relevant instruments as summarised in **Table 18** below.

Table 18 Statutory Planning Consistency

Matter	Consistency
Objects of Act – EP& A Act s1.3	The proposed development has been assessed and designed in respect to the relevant objects of the EP&A Act and addressed in Appendix C .
Evaluation of development application (s4.15) – EP&A Act s4.40	The proposed development has been evaluated in accordance the relevant matters for consideration under s4.15(1) of the EP&A Act as outlined in Appendix C .
Compliance with environmental assessment requirements – EP&A Regulation s.191	This EIS has been all matters identified in the SEARs as outlined in Appendix A .

7.4 Community Views

Community and stakeholder engagement has been undertaken by Urbis and the Project Team in the preparation of the SSDA. This includes direct engagement and consultation with:

- Adjoining landowners, local community groups and occupants; and
- Government, agency and utility stakeholders.

This engagement was consistent with the community participation objectives in the *Undertaking Engagement Guidelines for State Significant Projects*. The feedback received has been incorporated into the design and assessment in the EIS.

In accordance with the EPA Regulation, the EIS will be placed on formal public exhibition once DPHI has reviewed the EIS and deemed it 'adequate' for this purpose. Following this exhibition period, the Applicant will respond to any matters raised by notified parties.

7.5 Environmental Impacts

The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality, have been assessed in Section 6 of this EIS.

It has been demonstrated that for each of the likely impacts identified in the assessment of the key issues, the impact will either be positive or can be appropriately mitigated. **Appendix E** provides a summary of the 'mitigation measures' which can form appropriate conditions of development consent.

7.6 Suitability of the Site

The site is considered 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 co-ordinated 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 is capable of supporting 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.

7.7 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 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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