



Project Name: Mixed use development with infill affordable housing - Oxford and Verona Street, Paddington

Case ID: SSD-87245208

Applicant Details

Project Owner Info

Title	Mr
First Name	Jack
Last name	Joseph
Role/Position	Director
Phone	0407148718
Email	jack@wtmalouf.com.au
Address	Suite 1.03, 2-8 Elizabeth Street, Paddington
	SYDNEY ,
	New South Wales,
	2000 ,
	AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	17 OXFORD ST PTY LTD
ABN	70653394766

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Zara	Bennett
Phone	Email	Role/Position
0415337222	zbennett@urbis.com.au	Assistant Planner

Address

Level 8, 123
PITT STREET
SYDNEY, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Mixed use development with infill affordable housing - Oxford and Verona Street, Paddington
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD96,973,532.00
Indicative Operation Jobs	0
Indicative Construction Jobs	339
Number of Occupants	0
Number of Dwellings	48
Gross Floor Area (GFA) sqm	10,591
% of In-fill Affordable Housing	12.5
Number of In-fill Affordable Dwellings	14

Description of the Development/Infrastructure

Construction of a mixed use development including infill affordable housing, residential apartments, retail and cultural and creative uses with three levels of basement at 13-17 Oxford Street and 2 Verona Street.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	13-17 Oxford Street and 2 Verona Street, Paddington
Site Address (Street number and name)	13-17 Oxford Street and 2 Verona Street, Paddington
Site Co-ordinates - Latitude	-33.864770
Site Co-ordinates - Longitude	151.035

Local Government Area

Local Government	District Name	Region Name	Primary Region	
City of Sydney	Eastern City District	Sydney	☒	

Lot and DP

Lot and DP

Lot 1 in DP 75105, Lot 1 in DP 137013, Strata Plan 22113

Site Area

What is the total site area for your development?

Site Area sqm

2,553

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Owners Consent Letters for 13-15 Oxford Street Paddington
File Name	Owners Consent Executed - 13-17 Oxford St and 2 Verona St

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The proposed mixed use development will contain 12.5% affordable housing and will have an EDC value over \$75 million for the residential portion of the building.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E1 Local Centre, R1 General Residential

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?
No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No
Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes
A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes
A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes
The generation and storage of renewable energy?

Yes
The metering and monitoring of energy consumption?

Yes
The minimisation of the consumption of potable water?

Yes
Other?
Yes
If Other, provide details

Refer to ESD Report.
List the supporting document(s) that consider these provisions.
Refer to ESD Report, Embodied Emissions Report

Is the development seeking certification from a sustainability rating system?
No

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes
Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Padraig
Last Name	Healy
Professional Qualification	Engineer
Registration details	90398
Business Name	CREDWELL ENERGY PTY LTD
Australian Business Number (ABN)	65625598352

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Refer to ESD Report. Final details to be finalised at the detailed design phase.

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?

No

Has a BDAR waiver been issued?

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?

Yes

Does the application include:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the Wilderness Act 1987?

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

Yes

Does the application include a statement that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies?*

Yes

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number
73066

Accredited Organisation
PIA

REAP Name
Andrew Harvey

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Appendix Z - Civil Plans
File Name	GIS Data Shapefile
File Name	Appendix D - Architectural Plans
File Name	Appendix E - Architectural Design Report
File Name	Appendix F - Landscape Plans and Landscape Design Report
File Name	Appendix L - European Archaeology Assessments
File Name	Appendix J - Noise and Vibration Impact Assessment
File Name	Appendix G - Arboricultural Impact Assessment
File Name	Appendix HH - Visual Impact Analysis
File Name	Appendix JJ - Structural Design Report
File Name	Appendix GG - Building Services Report
File Name	Appendix AA - Integrated Water Management Plan
File Name	Appendix KK - Structural Engineering Plans
File Name	Appendix H - BDAR Waiver Request
File Name	Appendix P - Stamped Plans
File Name	Appendix BB - Transport Impact Assessment
File Name	Appendix EE - Plan of Management
File Name	Appendix CC - Operational Waste Management Plan
File Name	Appendix K - Aboriginal Due Diligence Assessment
File Name	Appendix T - Detailed Site Investigation
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix FF - Social Impact Assessment Scoping Report
File Name	Appendix N - Engagement Outcomes Report
File Name	Appendix U - Remediation Action Plan
File Name	Appendix I - BDAR Waiver
File Name	Appendix DD - C&D Waste Management Plan
File Name	Appendix NN - Heritage Impact Statement
File Name	Appendix S - Geotechnical Investigation
File Name	Appendix V - Hazardous Material Survey
File Name	Appendix X - Acid Sulfate Soil Assessment
File Name	Appendix W - Salinity Assessment
File Name	Appendix OO - HARDEM
File Name	Appendix MM - Clause 4.6 Variation Request (FSR)
File Name	Appendix II - EDC Report
File Name	Appendix LL - Embodied Emissions Statement
File Name	Appendix O - ESD Report
File Name	Appendix R - Accessibility Report
File Name	Appendix Q - BCA Compliance Report
File Name	Appendix Y - Survey Plan
File Name	Appendix A - SEARs Table
File Name	Appendix M - CHP Letter of Intent
File Name	Appendix P - Nathers Certificate
File Name	Appendix B - Mitigation Measures
File Name	Appendix P- BASIX Certificate
File Name	Appendix PP - Draft Plan of Consolidation
File Name	Environmental Impact Assessment