

21 January 2026

Our reference: 229927, 215129

Nathan Stringer

Principal Planning Officer

Department of Planning, Housing and Infrastructure

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RE: SSD-87245208 at 13-17 Oxford Street and 2 Verona Street, Paddington

Thank you for notifying Sydney Water of SSD-87245208 at 13-17 Oxford Street and 2 Verona Street, Paddington, which proposes the demolition of some existing structures, construction of a seven storey mixed-use building over three basement levels comprising 44 apartments, cultural and creative uses (including a cinema/bar) and retail uses, basement parking and rooftop and ground level communal open space, alongside the construction of a three-storey residential terrace building with four apartments and rooftop private open spaces. Sydney Water has reviewed the application based on the information supplied and provides the following Sydney Water requirements to assist in understanding the servicing needs of the proposed development.

Heritage – Busby’s Bore

Busby’s Bore is a heritage-listed water supply tunnel which runs underneath the site. It is a Sydney Water owned asset and is listed on the New South Wales State Heritage Register, Sydney Water’s Section 170 Heritage Register, and the Sydney Local Environmental Plan 2012 as a heritage item with state significance.

- The proponent should show the location of Busby’s Bore in the Section plans, demonstrating the proposed separation from basement excavation and construction and relative depth compared with the proposed new building basement levels.
- The proponent should provide Sydney Water with their construction methodology for review by the Sydney Water Heritage Team – this methodology must outline how Busby’s Bore will be protected from potential impacts during excavation and shoring/piling works and throughout construction and beyond. The methodology must demonstrate how Busby’s Bore will be protected to the satisfaction of Sydney Water’s Heritage Team.
- The proponent should provide Sydney Water with their stop works procedure for if unexpected finds occur in relation to Busby’s Bore, noting the alignment has only been partially mapped. This procedure must include a requirement that in the event of a find being discovered having potential to be associated with

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Busby's Bore, work must immediately cease in the vicinity and Sydney Water's Heritage Team must be contacted.

- A heritage specific induction must be included as a condition of consent for all personnel working on site. This induction must outline the significance of Busby's Bore and provide background regarding its undetermined location, and how to avoid impacts.
- There is an opportunity for inclusion of heritage interpretation for Busby's Bore within the new development. Busby's Bore must be considered and incorporated into any heritage interpretation strategy being prepared in accordance with the conditions of consent.

Water and Wastewater Servicing

- Our preliminary assessment indicates that water and wastewater servicing should be available for the proposed development.
- Amplifications, adjustments, deviations and/or minor extensions may be required.
- Detailed requirements will be provided at the Section 73 application stage.

Next steps

- The proponent is required to address the above heritage comments and provide Section plans showing the location of Busby's Bore, demonstrating the proposed separation from basement excavation and construction and relative depth compared with the proposed new building basement levels.
- **The Department is advised to re-refer this SSDA to Sydney Water for review once heritage comments have been addressed.**
- The Department is advised to forward the enclosed Sydney Water Development Application Information Sheet (for proponent) to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

If the proponent has any heritage related questions, please contact heritage@sydneywater.com.au. Should the Department require further information, please contact Fiona Feng from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

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Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- [Sydney Water Development Application Information Sheet \(for proponent\)](#)