

8 May 2026

Our reference: 229927

Nathan Stringer

Principal Planning Officer
Department of Planning, Housing and Infrastructure
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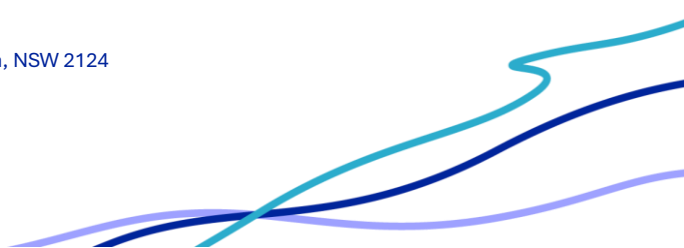
RE: State Significant Development Application SSD-87245208 Response to Submissions at 13-15 & 17 Oxford Street and 2 Verona Street, Paddington

Thank you for notifying Sydney Water of the Response to Submissions for SSD-87245208 at 13-15 & 17 Oxford Street and 2 Verona Street, Paddington, which proposes the demolition of most existing structures on site and construction of a seven-storey mixed-use development comprising 44 residential apartments, four terraces, cultural and creatives uses at basement and ground levels, ground level retail and two levels of basement parking. 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.

Sydney Water is satisfied with the heritage responses provided in response to Sydney Water's comments dated 21 January 2026 (enclosed) and looks forward to receiving the construction methodology at the Construction Certificate stage. A copy should be sent directly to Sydney Water's Heritage team at heritage@sydneywater.com.au.

Next steps

- Should the Department of Planning, Housing and Infrastructure (the Department) decide to progress with the subject development application, Sydney Water would require the following conditions be included in the development consent.
 - Section 73 Compliance Certificate
 - Building Plan ApprovalFurther details of the conditions can be found in Attachment 1.
- The proponent is advised to engage a Water Servicing Coordinator and lodge an anticipated Section 73 application with Sydney Water as soon as possible.
- 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.



This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Please note that the available capacity may change over time depending on the rate of development and increased demand elsewhere in the potable water and wastewater catchments. Sydney Water does not reserve capacity pre-development, and it is advised that the proponent applies directly to Sydney Water for a Section 73 Compliance Certificate as soon as feasible.

The Department can read further advice on requirements for this proposal in Attachments 1 and 2. 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,

Growth Analytics Team

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

Enclosed:

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

Attachment 1 – Recommended Development Conditions

Prior to the issue of an Occupation/Subdivision Certificate:

Section 73 Compliance Certificate

A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extensions, adjustments, or connections to our mains. The compliance certificate also identifies any applicable Infrastructure Contribution charges. Make an early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an Occupation or Subdivision Certificate will be issued.

Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

Prior to the issue of a Construction Certificate/Complying Development Certificate:

Building Plan Approval (including Tree Planting Guidelines)

The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to [Sydney Water Tap in®](#) to apply.

Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

Tree Planting

Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.

For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal.

For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water's [Technical guidelines – Building over and adjacent to pipe assets](#).

Attachment 2 – Sydney Water Requirements for Commercial and Industrial Developments (for proponent’s information)

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water’s sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water’s Business Customer Services at businesscustomers@sydneywater.com.au.

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property’s required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflow-prevention.html>

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <https://www.sydneywater.com.au/your-business/managing-your-water-use/water-efficiency-tips.html>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's customer contract Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <https://www.sydneywater.com.au/your-business/managing-trade-wastewater/commercial-trade-wastewater.html> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.

21 January 2026

Our reference: 229927, 215129

Nathan Stringer

Principal Planning Officer

Department of Planning, Housing and Infrastructure

nathan.stringer@planning.nsw.gov.au

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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Telephone 13 20 92 sydneywater.com.au

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

Manager, Growth Analytics and Strategic Partnerships
Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

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