



**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

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Mr	Edward	Green
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0284245153	egreen@urbis.com.au	Consultant

### 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	61
Gross Floor Area (GFA) sqm	10,591
% of In-fill Affordable Housing	12.5
Number of In-fill Affordable Dwellings	14

Description of amended development

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

Refer to Urbis cover letter

## 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	<input checked="" type="radio"/>

### 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 - Part 1

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 - Part 2

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

## Summarised Amended DA

Amended DA Report

### Attachments

File Name	SSD-87245208 - Response to RFI
File Name	A - Revised Architectural Drawings
File Name	B - Design Response Report
File Name	C - Acoustic Response Letter
File Name	D - Revised Acoustic Report
File Name	E - Civil Engineering Response Letter
File Name	F - Revised Civil Engineering Drawings
File Name	G - Revised Stormwater Management Drawings
File Name	H - Revised Integrated Water Management Plan
File Name	I - Traffic Response Letter
File Name	J - Revised Statutory Compliance Table

File Name	K - Revised Mitigation Measures
File Name	L - Revised Clause 4.6 Variation Request (FSR)
File Name	M - Public Art Plan