

Our ref: Mixed-use development with infill affordable housing - Oxford and Verona Street, Paddington (SSD-87245208)

Mr Jack Joseph  
Director  
17 Oxford St Pty Ltd  
Suite 1.03, 2-8 Elizabeth Street  
Paddington NSW 2021

29 May 2026

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**Subject: Amendment of application for mixed-use development with infill affordable housing – Oxford and Verona Street, Paddington (SSD-87245208)**

Dear Mr Joseph

I refer to the Amendment Report which was submitted on 28 May 2026 in accordance with the Environmental Planning and Assessment Regulation 2021 (the Regulation) for the mixed-use development with infill affordable housing at Oxford and Verona Street, Paddington (SSD-87245208).

The Amendment Report has requested the following changes:

- introduction of an additional basement level to accommodate cultural and creative floorspace
- internal apartment reconfiguration and reduction of one apartment (60 apartments proposed, including 14 affordable and 46 market, in addition to four residential terraces)
- inclusion of a public art plan
- Level 1 courtyard facing balconies absorbed into apartment interiors
- floorplate amendments to levels 1, 2, 3 and 4
- removal of courtyard facing wintergardens of apartments that are not noise affected
- provision of opaque screens to windows at Terrace D
- changes to bicycle parking provision and locations
- stormwater and drainage design changes.

The Department has reviewed the Amendment Report and is satisfied the revised proposal would constitute an amendment to the development as described as part of the Environmental Impact Statement.

Accordingly, I as delegate of the Minister for Planning and Public Spaces approve the application for the amendment.

## Department of Planning and Environment



If you have any questions, please contact Nathan Stringer on (02) 9995 5531 or via email at [nathan.stringer@planning.nsw.gov.au](mailto:nathan.stringer@planning.nsw.gov.au).

Yours sincerely,

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Amy Watson  
Director  
Affordable Housing Assessments