

Our ref: HMS ID 13831

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Advice on Environmental Impact Statement – State Significant Development

Proposal: Mixed use development with infill affordable housing - 160 Oxford Street, Paddington

Major Project reference: SSD-97528708

Received: 25 February 2026

Dear Mr Casasanta,

Thank you for your referral dated 25 February 2026 inviting the Heritage Council of NSW to provide advice on the above State Significant Development (SSD) proposal.

The following reports were considered in our assessment:

- Relevant parts of *Environmental Impact Statement SSD-97528708 - Mixed Use Residential Development*, Colliers Urban Planning, 9 February 2026. including the following appendices.
- Appendix K: *Statement Of Heritage Impact 160 Oxford Street 142-148 Oxford Street 6 Shadforth Street 13 Gipps Street*, GBA Heritage, 19/12/2025;
- Appendix M: *Oxford 160, Paddington Historical Archaeological Assessment*, Extent Heritage, 10 December 2025;
- Appendix U: *Final Visual Impact Assessment SSD-97528708-Mixed Use Development*, Colliers Urban Planning, 6 February 2026; and
- Appendix II: *EPBC Self-Assessment 160 Oxford Street, Paddington 142-148 Oxford Street, Paddington 6 Shadforth Street, Paddington 13 Gipps Street, Paddington*, GBA Heritage, 13/02/2026.

As delegate of the Heritage Council of NSW, we provide the following advice:

- The site of the proposed SSD does not contain any items listed on the State Heritage Register (SHR).
- There are no SHR listed items in the vicinity that would likely be impacted by the proposed SSD.
- The SSD site is in close proximity to Victoria Barracks, which has been assessed as having State significance. Victoria Barracks Precinct is listed on the Commonwealth Heritage List (CHL) and there are several individual CHL listings for buildings, areas and structures that are part of the barracks. In order to complete our advice regarding potential impacts to Victoria Barracks we recommend that the Department request the proponent to provide the additional information as outlined in **Attachment A** prior to considering determination.
- We require further information in order to complete our advice for historical archaeology. We recommend that the Department request the proponent to provide the additional information as outlined in **Attachment B** prior to considering determination.
- We note that the SSD site is located within the Paddington Heritage Conservation Area (PHCA), which is listed on the *Woollahra Local Environmental Plan 2014*. We recommend that advice be sought from Woollahra Municipal Council regarding potential impacts to PHCA.
- We note that Victoria Barracks is listed on the *Sydney Local Environmental Plan 2012* (SLEP) as Victoria Barracks Group (item I1086). The Victoria Barracks Heritage Conservation Area (VBHCA), encompassing Victoria Barracks and located in close proximity to the SSD site, is also listed on the SLEP. We recommend that advice be sought from City of Sydney in regard to potential impacts to Victoria Barracks and the VBHCA.

If you have any questions about this correspondence, please contact Anna Simanowsky, Senior Assessments Officer at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely,

Alison Lamond

Alison Lamond
 Manager
 Major Projects
 Heritage NSW
 Department of Climate Change, Energy, the Environment and Water
As Delegate of the Heritage Council of NSW
 10 March 2026

Attachment A - Mixed use development with infill affordable housing - 160 Oxford Street, Paddington (SSD-97528708)

Heritage Impacts to Victoria Barracks

Prior to considering determination, we recommend that the Department requests the following information to our inform advice on potential impacts to Victoria Barracks.

1. The SoHI notes that there will be partial overshadowing of Victoria Barracks Buildings 95 and 96 in mid-winter. We request that the proponent provide additional information on the significance of these buildings and assess how the overshadowing would impact their significance.
2. The CHL includes an individual listing for the Officers Quarters within Victoria Barracks (Buildings VB 13, 15, 16 & 17 – Place ID 105279). Noting its elevated location we request an assessment of impacts on the significance of Building 13 including any impacts on views from the building.
3. We request accurate view analyses be provided from key viewpoints within Victoria Barracks. The Visual Analysis does not include any views from within Victoria Barracks and the digitally modelled view analysis provided in the self-assessment report is limited in its effectiveness. We note that the proponent was not been able to access Victoria Barracks and recommend that further efforts are made. Heritage NSW may be able to provide assistance to facilitate access if requested.

Attachment B - Mixed use development with infill affordable housing - 160 Oxford Street, Paddington (SSD-97528708)

Historical Archaeology

Prior to considering determination, we recommend that the Department requests the following information to inform advice on whether the assessment adequately addresses the Secretary's Environmental Assessment Requirements for the project relating to environmental heritage:

1. An updated Historical Archaeological Assessment (HAA) which:
 - a. identifies that the study area falls within the *Paddington Heritage Conservation Area* as listed on the *Woollahra Local Environmental Plan 2014*, and ensures that the heritage values of this conservation area are considered as a part of the assessment.
 - b. includes additional historical research to clarify the occupation and uses of the site as it developed in the nineteenth and early twentieth centuries, including for example, a review of relevant Rate Books, Sands Directories, and Crown Plans as relevant.
 - c. clarifies the significance of the potential archaeological resource associated with Phase 3 occupation of the study area, noting that Table 1 of the HAA suggests that the resource may be of local significance, but that Section 6.1 concludes that the potential archaeological resource is unlikely to be of significance.
 - d. provides an updated assessment of archaeological potential and significance based responses to the points above.
 - e. includes an assessment of the impact of the proposed works on the potential archaeological resource, and provides detailed mitigation measures.
2. If the updated assessment identifies that impacts to locally significant archaeology cannot be avoided, an Archaeological Research Design and Excavation Methodology (ARDEM) should also be completed in accordance with the guideline *Archaeological Assessments* (1996) to inform and guide archaeological investigations. The ARDEM should:
 - a. identify the potential archaeological resource on site, and how it will be impacted by the proposed works.
 - b. identify research questions to guide the archaeological program.
 - c. justify the proposed approach to investigation.
 - d. propose a methodology for archaeological investigations on site, including triggers for mitigation measures such as salvage excavation.
 - e. provide an Unexpected Finds Procedure for the proposed works.
 - f. consider the inclusion of an artefact discard policy and procedure.
 - g. provide a methodology for post-excavation analysis and reporting.