

Our ref: HMS ID 14881

Nathan Stringer
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Letter uploaded to the Major Projects Planning Portal

Advice on Amendment Report– State Significant Development

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

Major Project reference: SSD-87245208

Received: 1 June 2026

Dear Mr Stringer,

Thank you for your referral dated 1 June 2026 inviting the Heritage Council of NSW to provide advice on the amendment report for the above State Significant Development (SSD).

The following reports were considered in our assessment:

- Letter titled 'Response to Request for Information SSD-87245208', Urbis, 28 May 2026, including the following attachment.
- Attachment A: Revised architectural drawings titled 'Verona, Paddington 13-17 Oxford Street and 2 Verona Street SSDA Architectural Drawings', Tonkin Zulaikha Greer, 22/05/2026.

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

- The amendment report has sufficiently addressed the query raised in our letter dated 1 May 2026 (HMS ID 14435).
- We consider that the proposed design amendments would not adversely impact State Heritage Register (SHR) listed items in the vicinity.
- A portion of SHR listed 'Busby's Bore' (SHR no. 00568) is located within the SSD site. Our key concern is to ensure that Busby's Bore is not damaged during construction. We have addressed this in our recommended consent conditions. Please refer to **Attachment A**.

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 June 2026

Attachment A - Mixed use development with infill affordable housing - Oxford and Verona Street, Paddington (SSD-87245208)

Recommended draft consent conditions – environmental heritage

1. No works are permitted within the State Heritage Register (SHR) curtilage of *Busby's Bore* (SHR 00568). The location of Busby's Bore and its SHR curtilage must be marked on all relevant demolition and construction drawings.
2. The applicant must ensure that workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions.
3. The applicant must prepare and implement a vibration management plan which includes suitable construction methods, vibration limits, and monitoring methodology to avoid vibration impacts to Busby's Bore.
4. Before commencement of ground-disturbing works, the applicant must nominate a suitably qualified Excavation Director who complies with the *Criteria for Assessing Excavation Directors* (Heritage Council of NSW 2019) to oversee and advise on matters associated with historical archaeology for the approval of the Planning Secretary in consultation with Heritage NSW. The Excavation Director must be present to oversee excavation, advise on archaeological issues and advise on the duration and extent of oversight required during archaeological excavations consistent with the *Historical Archaeological Research Design and Excavation Methodology 13-17 Oxford Street & 2 Verona Street, Paddington* (ARDEM), prepared by Urbis, dated 19 November 2025.
5. Archaeological investigations are to be undertaken in accordance with the ARDEM. The applicant must ensure that:
 - a. any modifications to the ARDEM are approved by the Planning Secretary in consultation with Heritage NSW.
 - b. management of any unexpected finds is approved by the Planning Secretary in consultation with Heritage NSW.