

Our ref: HMS ID 15100

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Letter uploaded to the Major Projects Planning Portal

Advice on Response to Submissions – State Significant Development

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

Major Project reference: SSD-97528708

Received: 22 June 2026

Dear Mr Casasanta,

Thank you for your referral dated 22 June 2026 inviting the Heritage Council of NSW to provide advice on the above State Significant Development (SSD) Response to Submissions (RtS).

We have reviewed the following documents.

- Relevant section of *Submissions Report SSD-97528708-Mixed-use Development with in-fill Affordable Housing*, prepared by Colliers Urban Planning, dated 17 June 2026, including the following appendices
- Appendix B: Amended architectural drawings, prepared by Smart Design Studio, dated 27/05/2026
- Appendix D: *Design Changes Statement*, prepared by Smart Design Studio, dated 28 May 2026
- Appendix G: *Memo*, prepared by GBA Heritage, dated 20 May 2026
- Appendix H: *Oxford 160, Paddington Historical Archaeological Assessment- Updated*, prepared by Extent Heritage, dated 25 May 2026 (updated HAA)
- Appendix O: *Final Visual Impact Assessment SSD-97528708-Mixed Use Development*, prepared by Colliers Urban Planning, dated 19 May 2026.

As delegate of the Heritage Council of NSW we provide the following advice.

1. Overshadowing of Victoria Barracks

- Part of the barracks' front wall and buildings 95 and 96 would be overshadowed on mid-winter mornings until approximately 12pm. Heritage NSW notes that existing trees in the adjacent reserve currently cast shadows across these elements in mid-winter, but the shade from the trees is dappled rather than a blanket shadow that would result from the SSD.
- The heritage memo (Appendix G) notes that the overshadowing from the SSD would impact a relatively small part of the barracks in mid-winter and assesses that the overshadowing would result in a minor heritage impact.
- Heritage NSW notes the above assessment but considers that additional overshadowing of the exceptionally significant Victoria Barracks by the SSD, particularly the barracks' frontage to Oxford Street, would detract from the significance of the place. We recommend that the SSD be amended to avoid any overshadowing of Victoria Barracks.

2. Visual Impacts – Victoria Barracks

- We understand that visual impacts of the SSD on Victoria Barracks could not be confirmed with photomontages – as recommended by Heritage NSW in our letter dated 10 March 2026 (HMS ID 13831) – due to site security.
- Based on the information available we advise as follows.
 - Heritage NSW considers that the SSD would partially impact on potential views from Building 13 north-west across Paddington to the city. However, the sense of Building 13 being in an elevated position with commanding views would likely be retained. We consider the associated heritage impacts would likely be minor.
 - The self-assessment report (Environmental Impact Statement Appendix II) assesses that the SSD would have visibility from highly significant areas and buildings within Victoria Barracks. The report assesses that this would result in a minor impact on the significance of the barracks. Heritage NSW considers this assessment to be valid and that it is likely that Oxford Street would provide an effective visual buffer between the SSD and Victoria Barracks.

3. Historical archaeology

- Heritage NSW notes that the updated HAA concludes that further investigation in accordance with an Archaeological Research Design and Excavation Methodology (ARDEM) is required, and has provided recommended draft conditions of approval relating to this in **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,

Andreana Kennedy

Andreana Kennedy

Practice Lead

Legacy Applications and SME Advice

Heritage NSW

Department of Climate Change, Energy, the Environment and Water

As Delegate of the Heritage Council of NSW

15 July 2026

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

Recommended draft conditions of consent for historical archaeology

1. Before commencement of ground-disturbing works, an Archaeological Research Design and Excavation Methodology (ARDEM) is to be completed for the project in accordance with the guideline *Archaeological Assessments* (Heritage Office and DUAP 1996) to inform and guide archaeological investigations. The ARDEM must:
 - 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. Include clear triggers and hold points for the identification of substantially intact (and, if present, State significant) archaeological deposits/relics. The hold points should require, and allow for, consideration of redesign to avoid impacts, noting that the current approach for the management of any identified State significant archaeology is preservation and conservation in situ as a preferred heritage outcome.
 - h. Provide a methodology for post-excavation analysis and reporting.

The ARDEM is to be provided to the Planning Secretary for approval in consultation with Heritage NSW.

2. Before commencement of works under the ARDEM, 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 approved ARDEM.
3. A Final Excavation Report is to be prepared and provided to Heritage NSW within 12 months of the completion of archaeological investigations for accession to the Heritage Library.