

160 Oxford Street, Paddington - Supporting Heritage Letter

28 August 2025

Nick Couloumbis
Founder, Toohey Miller
Level 5, 19 Harris Street
Pyrmont NSW 2009



Dear Mr Couloumbis

SUPPORTING HERITAGE LETTER PROPOSED REDEVELOPMENT 160 OXFORD STREET, PADDINGTON

You have asked us to prepare a letter that explains our role in the above project to date and our future involvement, to ensure the design is sympathetic to the various heritage constraints of the site. It is understood that this letter will be submitted with preliminary project documentation to the Minister for Planning.

It is understood that you propose to demolish the structures on 142-160 Oxford Street, 6 Shadforth Street and 13 Gipps Street, and build an eight-storey mixed use structure on the site.

Statutory Heritage Context

None of the subject properties are listed as heritage items in any statutory instrument. The subject properties are, however, located within the Paddington Heritage Conservation Area (HCA), which is listed as a conservation area of Local significance in Schedule 5 of the *Woollahra Local Environmental Plan (LEP) 2015*. The subject properties are in the vicinity of the *Rose and Crown Hotel and interiors* (1256) at 9 Glenmore Road, which is listed as an item of Local significance in the LEP. The subject properties are also in the vicinity of the *Victoria Barracks Precinct*, which is listed in the Commonwealth Heritage List.

The structures in the subject site were constructed after WWII and have little heritage sensitivity. The subject structures fronting Oxford and Shadforth Street are Intrusive elements in the Paddington Heritage Conservation Area.

The structures fronting Oxford Street between Shadforth Street and Glenmore Road (124-160 Oxford Street) were all constructed after WWII and the subject part of the Paddington Heritage Conservation Area has a reduced heritage sensitivity.

The structures fronting Oxford Street in the vicinity of the subject site are typically two- or three-stories in height. Most structures have rendered facades, with some examples of unpainted face brickwork.

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Participation in Design Development

GBA Heritage has been closely involved in project since its commencement. Prior to the start of the design phase, GBA Heritage prepared a *Heritage Context Report* that set out the heritage statutory context of the subject site, the history and approximate date of construction of buildings on and nearby the subject site, and the contribution to the significance of the HCA of relevant buildings. The report detailed and summarised the heritage context of any development on the subject site.

GBA Heritage has participated in every project team meeting that has been lead by the project architects, Smart Design Studio. GBA Heritage has provided heritage input into the relevant design decisions to date, including the height of the building and its form, including the street wall.

The project team has taken our heritage comments on board and we are satisfied that the proposed development has the potential to be a sympathetic contribution to the HCA with an acceptable heritage impact on heritage items in the vicinity.

Future Role of GBA Heritage

Should the preliminary project proposal receive a generally positive finding from the Minister for Planning, it is understood that the subject project will generally shift towards a more architectural phase of design.

GBA Heritage will continue to comment on all relevant design choices as the project progresses.

The primary aspects of the architectural design that GBA Heritage will seek to comment on will relate to the materiality and design of the Oxford Street and Shadforth Street street wall, and the interplay between the street wall and the tower behind. Future design decisions will need to ensure that the relevant street walls 'read' as sympathetic to the nearby Oxford Street and Shadforth Street street walls, potentially through a similar materiality. The tower behind should be discernable as a visually distinct element in the structure.

Project architects, Smart Design Studio, has successfully integrated new structures within a heritage context and has the professional capacity to design a sympathetic structure within this heritage context.

Yours faithfully,
GBA Heritage Pty Ltd



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