

Our ref: HMS ID 14435

Nathan Stringer
Principal Planning Officer
Department of Planning, Housing and Infrastructure
Nathan.Stringer@planning.nsw.gov.au

Letter uploaded to the Major Projects Planning Portal

Advice on Response to Submissions – State Significant Development

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

Major Project reference: SSD-87245208

Received: 21 April 2026

Dear Mr Stringer,

Thank you for your referral dated 21 April 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 sections of *13-15 & 17 Oxford Street and 2 Verona Street, Paddington Submissions Report*, prepared by Urbis, dated 21 April 2026; and
- Appendix N: Archaeology Cover Letter, prepared by Urbis, dated 15 April 2026.

We have also referred to *Additional Geotechnical Investigation 13-17 Oxford Street and 2 Verona Street, Paddington, NSW, prepared by EI Australia, 18 November 2025* (geo-tech report), which was submitted as Appendix S of the Environmental Impact Statement.

The following advice is provided to address the applicant's response to the heritage issues raised:

- In our letter dated 15 December 2025 (HMS ID 12786) we requested additional information to complete our assessment. Two of our three queries (items 2 and 3) have been adequately addressed. However the RtS does not include an adequate response to item 1.

- The response provided by the applicant to item 1 discusses works proposed within the existing basement underlying 17 Oxford Street. The request for information relating to piling and excavation depths from Heritage NSW relates to the areas outside of existing basements at 2 Verona Street and the rear of 13-15 Oxford Street, which surround the mapped location of Busby's Bore. We recommend that the Department request the proponent to confirm if piling will be required in this area as well as the depth of excavation required to enable the proposal in this area. As noted in the previous response from Heritage NSW, there are conflicting statements in the EIS documentation relating to this matter.
- We note that the geo-tech report identifies Busby's Bore as a sensitive item and recommends a comprehensive vibration control and management plan be prepared for the construction phase. We support this recommendation.

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
1 May 2026