



Engagement Report

State Significant Development Application

142-160 Oxford Street, 6 Shadforth Street and 13 Gipps Street,
Paddington

Submitted to Department of Planning, Housing and Infrastructure
on behalf of Toohey Miller

Prepared by Colliers Urban Planning

18 December 2025 | 2250501



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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Executive Summary

This Engagement Report prepared by Colliers Urban Planning (formerly Ethos Urban) on behalf of Toohey Miller (The Applicant) is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) for the development of residential housing at 142-160 Oxford Street, 6 Shadforth Street and 13 Gipps Street, Paddington.

The Applicant recognises the importance of engaging with adjacent neighbours, as well as the broader community, to understand local perspectives, potential concerns and opportunities for the proposal. The consultation process ensured that potentially impacted stakeholders were identified and provided with the opportunity to learn about the proposal and provide feedback prior to lodgement.

Full consideration has been given to the NSW Department of Planning, Housing and Infrastructure's (DPHI) Secretary's Environmental Assessment Requirements (SEARs) during the engagement, including alignment with the *Undertaking Engagement Guidelines for State Significant Projects (March 2024)*.

Who we engaged

Engagement activities detailed within this report focussed on the following groups:

- Surrounding residents and businesses** – to ensure local community and businesses concerns were understood, feedback was able to be gathered, and insights were able to be shared with the wider project team undertaking technical studies and investigations.
- Government Agencies and Woollahra Council** – to consult with DPHI, government agencies and Council as part of design development, and to work through technical considerations, issues and studies.

What we heard

A summary of community and stakeholder feedback is included in this report, with key themes highlighted below:

	Affordable housing: Support for affordable housing with a desire to see increased contribution and in perpetuity.
	Height, bulk and scale: Concern about proposed height due to potential impacts on local character, privacy, view loss, and overshadowing.
	Heritage considerations: Desire for the design to consider surrounding heritage for consistency with Paddington look and feel.
	Traffic and transport: Comments about traffic conditions and potential impact on local congestion and pressure on public transport.
	Construction: Desire for clarity regarding construction and measures to mitigate potential construction impacts such as noise, dust, vibration and traffic.

Next steps

Feedback received during pre-lodgement engagement has provided the project team with a better understanding of the local context and areas of interest from neighbouring residents and key stakeholders. The local community and stakeholders will have further opportunities to provide formal feedback on this application via the public exhibition process, to be managed by the Department of Planning, Housing and Infrastructure (DPHI).

During public exhibition, community members and stakeholders can view all technical consultant reports, including the detailed scope of works and preliminary construction management planning documents, and provide formal feedback to assist DPHI in their assessment and determination.

Should the proposal receive approval, the Applicant understands the importance of continued engagement with nearby residents, businesses and stakeholders as the project progresses. The detail contained within this report demonstrates that the Applicant has conducted robust pre-lodgement engagement for this proposal and remains committed to further engagement with the community and local stakeholders throughout the life of the project.

1.0 Introduction

1.1 About the project

This Engagement Report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of the Toohey Miller (the Applicant), to support a State Significant Development Application (SSDA) for the development of residential housing at 142-160 Oxford Street, 6 Shadforth Street and 13 Gipps Street, Paddington.

This report has been prepared to capture feedback shared during the pre-lodgement engagement period and how that feedback has been considered in the preparation of the proposal. For a further detailed project description, please refer to the Environmental Impact Statement.

This report should be read in conjunction with the Environmental Impact Statement, the Architectural Plans, and the other accompanying technical documents that form part of the SSDA.

1.2 Relevant SEARs to this report

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), Secretary's Environmental Assessment Requirements (SEARs) were issued on 3 November 2025. This report has been prepared to respond to the relevant issued Secretary's Environmental Assessment Requirements (SEARS), as set out in the table below.

Table 1 Secretary's Environmental Assessment Requirements relevant to this Report

SEAR	SEAR description	Report name and section
4. Engagement		Engagement Report
	Demonstrate that engagement and consultation activities have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received have been considered in the design of the project.	Section 2.0 outlines how the engagement process has been undertaken in accordance with the relevant guidelines. Section 5.0 details how raised, and feedback received have been considered in the design of the project.
	If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.	N/A

1.3 The Site

An overview of the key components of the site is described in **Table 2** below.

Table 2 Site Description

Component	Description		
Site Address	142-148, 160 Oxford Street, 13 Gipps Street, 6 Shadforth Street and, Paddington		
Legal Description	The site is legally comprised of the following allotments:		
	Address	Lot/DP	Area (m²)
	142 Oxford Street, Paddington	Lot 4 DP26385	247.8
	144 Oxford Street, Paddington	Lot 3 DP26385	232.5
	146 Oxford Street, Paddington	Lot 2 DP26385	248.6
	148 Oxford Street, Paddington	Lot 1 DP26385	266.5

	160 Oxford Street, Paddington	SP13018	8,891
	6 Shadforth Street, Paddington	Lot 1 DP70235	138.1
	13 Gipps Street, Paddington	Lot 5 DP26385	149.8
Land Ownership	The site is controlled by TM No. 8 Pty Ltd.		
Zoning	The site is subject to a split zoning being part R3 High Density Residential and part R2 Low Density Residential. Importantly, the R2 zoned land is limited to 13 Gipps Street.		
Site Area	The site has an area of 2,172.4m ² .		
Street Frontages	The site comprises of three (3) street frontages, including a northern frontage to Gipps Street, eastern frontage to Shadforth Street and southern frontage to Oxford Street.		
Site Context	The site is irregular in shape and situated at 13 Gipps Street, 6 Shadforth Street and 142-148, 160 Oxford Street, Paddington within the Woollahra Local Government Area (LGA). It is well located with a bus station directly in front of the site on Oxford Street which provides services to Bondi Junction, Rozelle and Marrickville Metro Station and less than 600m away further east of Oxford Street, bus services are provided to the Sydney CBD. The broader context includes a mix of uses of various heights, form and age.		
Existing Development	Existing development on the site currently comprises of a detached two (2) storey rendered residential dwelling at 13 Gipps Street, a three (3) storey brick and rendered residential flat building at 160 Oxford Street with 27 studio dwellings, a row of two (2) storey terrace houses between 142-148 Oxford Street and a two (2) storey brick cottage at 6 Shadforth Street. Notably, there are two vehicular accessways to Gipps Street.		
Surrounding Development	The development surrounding the site is characterised by predominantly medium and high-density residential uses and includes the following: • North: Parts of the site are bound to the north by residential terrace developments varying in height from one (1) to two (2) storeys. The site adjoins the backyards of those terraces which have a depth of approximately six to eight metres. 146-148 Oxford Street and 13 Gipps Street are immediately adjoining Gipps Street. Further north of the site is a variety of low-density residential development including terrace housing and one storey miner cottages. • East: Immediately east of the site is Shadforth Street. Adjacent to this is a diverse mix of heritage terrace style shop top housing ranging in height from two (2) to four (4) storeys with ground floor retail fronting Oxford Street. Further east of the site is mixed use developments ranging in height from four (4) to eight (8) storeys. • South: The site adjoins Oxford Street to the south. To the south is a heritage item of local significance being the Victoria Barracks Group at 75 Oxford Street, Paddington. Further south of the site is the Moore Park Stadium. • West: To the west of the site is a series of two (2) storey shop top terraces comprising boutique retail tenancies that contain heritage significant facades. Rows of terraces continue further west of the site in conjunction with low density residential dwellings including old miner cottages. Development up to eight storeys is part of the existing character of the area, and affordable housing is considered suitable for the location: • The site is near St Vincents Hospital, UNSW Art and Design Campus, infrastructure and public transport, which together generate substantial demand for affordable housing. • There are many 8+ storey developments which punctuate the skyline in the broader area. Street corners along Oxford Street are often marked by taller buildings.		
Easement	There is an existing easement for access on the site at 13 Gipps Street which benefits 142 Oxford Street.		



Figure 1 **Project site**

Source: Nearmap, edits by Colliers Urban Planning

1.3.1 **Proposed Development**

The proposal includes:

- Demolition of existing buildings at 142-148 and 160 Oxford Street, 13 Gipps St (garage only), and 6 Shadforth Street, Paddington.
- Retain and refurbish 13 Gipps Street, integrating a private pedestrian link to Bethel Lane
- Construction of a new 8 storey mixed-use building (excluding basement parking) comprising:
 - Approximately 40 apartments, including 10 affordable apartments (15% of Gross Floor Area)
 - Below-ground car park with resident parking / retail storage
 - Landscaping and public domain improvements to enhance the local streetscape. The proposal has also been carefully designed to avoid any removal & damage of prominent Oxford Street trees
 - Approximately 3 retail spaces on the ground floor on the Oxford Street frontage

This project aims to deliver high-quality homes for current and future residents, with a strong focus on connectivity, liveability, and affordability.

The proposal aims to provide a series of benefits, including:

- Providing much-needed new homes well located for jobs, amenities and public transport
- Mix of 1-3-bedroom apartments catering to a range of life stage needs
- Including affordable housing to improve diversity of dwellings in the area, increasing the opportunity in particular for key workers to live close to high demand employment areas
- Enhancing the street environment by providing more retail activation, landscaping and quality architecture
- Ground floor retail activation will contribute to the vibrancy of the existing street life

2.0 Engagement Approach

2.1 Engagement Purpose

The purpose of this engagement process is to ensure that all relevant stakeholders are informed about the State Significant Development Application for 142-160 Oxford Street, 6 Shadforth Street and 13 Gipps Street, Paddington, and could have the opportunity to provide feedback to inform the development of the Environmental Impact Statement (EIS).

Documentation of engagement activities will also ensure the project's EIS meets the minimum form and content requirements as prescribed in the Secretary's Environmental Assessment Requirements (SEARs).

The engagement methodology and its outcomes have been informed by, and are consistent with, the NSW Department of Planning, Housing and Infrastructure's (DPHI) *Undertaking Engagement Guidelines for State Significant Projects*.

2.2 Engagement Objectives

In delivering the engagement program for the SSDA, the engagement process was:

- **Relevant:** Engagement activities focused on gathering meaningful community and stakeholder feedback that informed the design of the proposal.
- **Timely:** The community and stakeholders were provided with an early opportunity to share feedback prior to finalisation and lodgement of the SSDA.
- **Targeted and Appropriate:** Methods of engagement were tailored to suit the scale of the proposal and the goals of the engagement process.
- **Accessible:** Multiple options were offered for providing feedback, accommodating varying preferences and schedules.
- **Informative:** Community and stakeholders were educated on project elements, benefits, and constraints, enabling informed and constructive feedback to shape the proposal.

2.3 Engagement Standards

Engagement Guidelines for State Significant Projects



The Engagement Strategy, activities and this report have adhered to DPHI's *Undertaking Engagement Guidelines for State Significant Projects (March 2024)* by:

- Engaging with relevant NSW Government agencies and close neighbours most impacted by the proposed development.
- Informing the surrounding community to the site about opportunities to consult with the project team
- Explaining how community feedback will be considered and documented
- Providing relevant information in plain English so that potential impacts and implications can be readily understood
- Providing channels of communication to gather feedback directly to the project team.

Social Impact Assessment (SIA) considerations



A Social Impact Assessment has been prepared in accordance with the *Social Impact Assessment Guideline for State Significant Projects* (NSW DPHI, July 2025).

As part of the SIA Guideline, respectful, inclusive and meaningful engagement is considered fundamental, alongside other research activities. The aim of SIA engagement is to identify people and communities likely to be affected, understand their interests in the proposed development, and consider the diverse views, concerns, and potential impacts on individuals and communities.

Appendix C of the SIA Guideline requires that the following review questions have been fulfilled when considering the scale of social impacts of the project:

- Were the extent and nature of engagement activities appropriate and sufficient to canvass all relevant views, including those of vulnerable or marginalised groups?
- How have the views, concerns and insights of affected and interested people influenced both the project design and each element of the SIA report?

Alignment with IAP2 Public Participation Spectrum



To determine the appropriate level of engagement for each stakeholder, the IAP2 Spectrum of Public Participation has been applied, classifying stakeholder groups by their known and/or perceived levels of interest and influence on the project.

In relation to the overall project scope, this project sits at **Consult** level.

3.0 Stakeholder Identification

A stakeholder analysis was undertaken to guide the engagement program. **Table 3** sets out stakeholder groups identified, and how they were considered as part of the engagement strategy.

Table 3 Stakeholder Identification and Mapping

Stakeholder	Key Topics of Interest	Level of Engagement	Engagement Methods
Local Community			
Immediate Neighbours Neighbouring residents and businesses located approximately within 200m of the site <i>**Catchment area included in Appendix A</i>	- Project timeline - Planning process - Consultation - Affordable housing component - Neighbour impacts - Construction impacts (traffic, noise, dust) - Traffic, access routes and parking - Heritage considerations	Consult	- Letterbox drop (those within catchment) - Access to enquiry 1800 number and email address - Online webinar - Online survey - Project website
Local Residents, Landowners, Community Groups, and Businesses	- Project timeline - Planning process - Consultation - Affordable housing component - Neighbour impacts - Construction impacts (traffic, noise, dust) - Traffic, access routes and parking - Heritage considerations	Consult	- Letterbox drop (those within catchment) - Access to enquiry 1800 number and email address - Online webinar - Online survey - Project website
Elected Officials			
Woollahra Council - Mayor: Cr Sarah Dixon - Paddington Ward Councillors: - Cr Alexander Andruska - Cr Harriet Price - Cr Matthew Robertson	- Local planning compliance - Impacts to the local community and environment - Community engagement process - Site suitability - Public interest	Consult	- Direct email notifying about the proposal and engagement - Project website - Monitored for enquiries
Hon. Rose Jackson, MLC (ALP) Minister for Housing	- Affordable housing component - Alignment with policies and priorities - Housing provision - Job creation	Consult	- Project website - Monitored for enquiries (none received)
The Hon. Alex Greenwich, MP (ALP) State Member for Sydney	- Impacts to the local community - Neighbour impacts - Community consultation - Alignment with policies and priorities - Housing provision - Job creation	Inform	- Project website - Monitored for enquiries (none received)

The Hon. Tanya Plibersek, MP (ALP) Federal Member for Sydney	- Impacts to the local community - Neighbour impacts - Community consultation - Alignment with policies and priorities - Housing provision - Job creation	Inform	- Project website - Monitored for enquiries (none received)
Hon. Paul Scully MP (ALP) Minister for Planning and Public Spaces	Alignment with policies and priorities	Inform	- Project website - Monitored for enquiries (none received)
Local Council			
Woollahra Council (executive staff and planning team): - General Manager, Craig Swift-McNair - Director, Planning & Place, Scott Pedder	- Local planning compliance - Impacts to the local community including noise, congestion, traffic - Local benefits	Consult	- Direct email notifying about the proposal and engagement - Project website - Monitored for enquiries
Government Agencies			
Department of Planning, Housing and Infrastructure (DPHI)	- Alignment with policies and priorities - Adherence to planning and design legislation - Consultation and engagement with relevant stakeholders	Involve	- Direct liaison and briefings - Project meeting conducted by Colliers Urban Planning team and Toohey Miller
Transport for NSW	- Traffic, access, and parking – in particular heavy vehicle trips to and from the site - Capacity of the state road networks and intersections in the vicinity of the site and the ability of the surrounding roads to cater for the proposal - Project timeline and construction impacts	Involve	Engagement via relevant technical consultant
Environmental Protection Agency (EPA)	- Alignment with policies and priorities - Environmental, sustainability, and potential contamination issues during design, construction and operation - Contaminated land - Tree removal and impacts to identified local species	Consult	Engagement via formal referral process on Planning Portal
Service Providers and Public Utilities			
- Ausgrid - Sydney Water - NBN	- Potential impacts of the development on existing utility infrastructure and service provider assets surrounding the site - Coordination with projects surrounding	Consult	Direct liaison and briefings by Toohey Miller and relevant technical consultant

Media			
Local outlets: Wentworth Courier	- Issues in the public interest - Controversial or contested issues	Inform	Monitored for media enquiries and coverage
Metropolitan media: - Sydney Morning Herald - The Daily Telegraph - The Australian	Benefits for the local community and audiences		

4.0 Engagement Process

This section of the report outlines the tools and methods applied to deliver community and stakeholder engagement during the preparation of the SSDA.

4.1 Engagement Tools and Collateral

Table 4 provides a summary of the tools and collateral that contributed to the engagement process. All communication tools listed below were utilised to inform the community about the proposal and opportunities to provide feedback.

Table 4 *Engagement Tools and Collateral*

Tool / Collateral	Description	How it informed the engagement	Reach
Notification letter – via letterbox drop	On 7/11/2025, a notification letter was distributed to residents and businesses within approximately 200m of the site. The distribution map is in Appendix A1. A copy of the letter is included in Appendix A2.	Notified local residents and businesses about the project and opportunities to learn more and provide feedback.	327 letterboxes
Stakeholder outreach – via email	On 27/11/25, emails were sent to elected representatives and staff at Woollahra Municipal Council with a copy of the community notification letter. An example of the stakeholder emails sent is included in Appendix A3.	Notified elected representatives and Council staff about the proposal so they were informed if community or constituents asked them any questions.	7 contacts
Website and FAQs	A dedicated project website that included information about the proposal, opportunities to provide feedback and Frequently Asked Questions. A copy of the website information is included in Appendix B.	Provided additional information to help inform community and stakeholders about the proposal and opportunities to provide feedback, as well as answering commonly asked questions.	1,538 unique views
Project overview presentation (used for webinar and stakeholder briefings)	A PowerPoint presentation detailing the proposal with key information including the design principles, proposed features, planning pathway, project timeline, technical studies, and feedback opportunities. A copy of the website information is included in Appendix C.	Provided visual aids to be used during the community webinar and stakeholder briefings to help describe the proposal.	64 attendees

4.2 Engagement Activities

Table 5 provides a summary of the activities that contributed to the engagement process. All activities align with IAP2 methodologies at the “consult” level of engagement. Further detail on the feedback provided via each activity is provided in **Section 5**.

Table 5 *Engagement Activities*

Activity / tool	Description	How engagement informed the project	Participants
Webinar	On 20/11/25, we hosted a 1.5-hour online webinar via Zoom where the project team presented the proposal to community with an opportunity for questions and feedback at the end of the session.	Provided an opportunity for community to hear directly from the project team about the proposal, ask questions and provide feedback.	64 attendees
Community Survey	An online survey hosted via the project website with a combination of qualitative and quantitative questions related to the proposal.	Ensured the community had an opportunity to provide structured feedback in their own time via an accessible platform.	59 responses
Frontline Engagement (1800 Number and email address)	A 1800 number and email address for community to contact the project team regarding the proposal and provide feedback.	Provided community with a direct point of contact for any enquiries about the proposal.	11 emails
Government Stakeholder Meetings	Toohey Miller and Colliers Urban Planning conducted meetings with key government stakeholders including DPHI to share the proposal and invite feedback.	Create an open dialogue between key government stakeholders to ask questions and provide feedback to inform the EIS.	1 meetings

4.3 Record of Stakeholder Meetings and Correspondence

Table 6 and **Table 7** outline the stakeholder correspondence that was issued, and meeting/briefings that were undertaken during the preparation of the SSDAs. Full details of stakeholder feedback and project team responses are provided in **Section 5**.

4.3.1 Local Stakeholders

Table 6 *Record of Local Stakeholder Meetings and Correspondence*

Date	Activity	Stakeholder/s	Purpose
27/11/25	Email	Woollahra Council - Mayor and Councillors (Paddington Ward)	To notify Woollahra Council elected representatives about the proposal and community engagement, with an attached copy of the notification letter.
27/11/25	Email	Woollahra Council – General Manager and Planning Director	To notify Woollahra Council staff about the proposal and community engagement, with an attached copy of the notification letter.

4.3.2 State Government Agencies and Authorities

Table 7 *Record of State Government Agency and Authority Meetings*

Key topics discussed and outcomes of these meetings are outlined in **Section 5**.

Date	Activity	Stakeholder/s	Purpose
15/09/25	Meeting	Department of Planning, Housing and Infrastructure	Scoping meeting to enable early identification of key assessment matters to be addressed in the design process.

5.0 Summary of Feedback Received

This section of the report summarises feedback received regarding the proposal during the pre-lodgement engagement period.

5.1 Community and Local Stakeholder Feedback

Feedback received across the engagement period via the webinar, community survey, email and 1800 number has been summarised below. **Table 8** outlines feedback provided by those who were engaged.

Table 8 Summary of community feedback

Feedback	Project Team Response
Height, bulk and scale	
Feedback that eight storeys is seen as out of context for Paddington's character, with height and bulk seen as incompatible with its low-mid rise heritage setting.	Noted. The proposed 8-storey mixed-use building has been developed to respond to Oxford Street's vertical rhythm and to meet state planning provisions for infill affordable housing while carefully managing its relationship to the surrounding Paddington Heritage Conservation Area. The design balances upper-level massing and articulation with a ground-floor shopfront and landscaping to better integrate with the existing high street character. Façade modulation, materials and setbacks have been considered to reduce bulk from key vantage points along Oxford Street and adjoining lanes.
Queries about planning controls that permit the proposed height and number of storeys on the site, including justification for the height uplift.	The proposal will go through a rigorous assessment process by the Department of Planning, Housing and Infrastructure (DPHI) to ensure it meets all legal requirements and aligns with planning and design standards. The building height generally complies with the 28.6m height control set out in the Low to Mid-rise Housing SEPP. This 28.6m height control is achieved by combining the base height limit of 22m with a 30% height bonus, which is granted to developments that include affordable housing.
Affordable housing	
The community acknowledged a moderate to high need for affordable housing in Woollahra LGA. Feedback focused on concerns about the limited 15-year timeframe for affordability, ownership and management arrangements, and whether equal access to services would be provided for affordable housing residents.	Under the NSW Government's planning framework, developers are incentivised to deliver affordable housing for a minimum of 15 years through permanent height and floor space bonuses. In line with this policy, 10 affordable apartments (representing 15% of the total Gross Floor Area) will be delivered as part of the development. These dwellings will be fully integrated within the building, with shared entries, lifts, and services to ensure inclusion and equal access for all residents. Following the 15-year period, Toohey Miller will retain ownership of these dwellings, which will revert to market-rate housing, consistent with State Environmental Planning Policy (Housing) 2021.
Pricing	
Questions about the target market for apartments and pricing.	The development will include a mix of 1–3 bedroom apartments to suit different life stages, including affordable homes for key workers such as health professionals, teachers, and emergency service personnel. Affordable housing will be rent-restricted, while market-rate pricing will be set based on market conditions.
Noise impacts	
Requests for design mitigation to minimise noise impacts to neighbours.	The design incorporates acoustic treatments (e.g., glazing specification, façade detailing, plant acoustic enclosures, and internal layout planning) to minimise noise to adjoining properties and the public domain. Refer to the Design Report in the Environmental Impact Statement (EIS) for further information.

Privacy and view impacts	
Concerns were raised about privacy and view impacts for adjoining properties. Questions were also asked about how setbacks were determined, with confirmation sought that the proposal meets the Apartment Design Guidelines' minimum 9-metre setback	The design has been refined to manage privacy through window placement, screening, balcony orientation, and upper-level stepping. Setbacks have been determined with respect adjoining properties, lane conditions and heritage curtilage, and to comply with relevant planning controls and consideration of the Apartment Design Guidelines. The design also incorporates upper-level stepping and façade articulation to mitigate perceived height and bulk. Refer to the Design Report and Visual Impact Assessment (VIA) in the EIS for further information.
Solar access and overshadowing	
Concerns expressed about overshadowing to neighbouring residences and to Barracks Reserve. Requests for detailed shadow analysis demonstrating how the proposal affects solar access to neighbouring residences.	Comprehensive shadow studies have been undertaken and indicate no overshadowing to Barracks Reserve. Refer to the Architectural Drawings in the EIS, which include Shadow Diagrams, for more information.
Traffic and Parking	
Comments sought clarification on the justification for proposed parking provisions and the basis for parking ratios.	The proposal includes a below-ground car park to meet resident and retail storage needs on-site, reduce kerbside congestion, and prevent parking overflow into surrounding streets. Car parking requirements for residential components are set by the Housing SEPP. For other uses, such as visitor parking or non-residential spaces, where the SEPP does not specify rates, the Council's Development Control Plan (DCP) is used as a guide. While the DCP is not a statutory consideration for State Significant Development Applications (SSDAs), it provides useful benchmarks in the absence of specific requirements.
Concerns were raised about safety and structural risks of excavating underground, including impacts on surrounding buildings and trees.	The proposed basement depth is driven by requirements under the Housing SEPP for parking and associated services and storage. The Geotechnical Report includes further detail regarding detailed structural solutions to retain and support neighbouring properties. More details on management of potential impacts on surrounding trees can be found in the Arboricultural Impact Assessment.
Some participants raised concerns about traffic and parking congestion as a result of increased density.	A Transport and Accessibility Impact Assessment has been prepared to understand how the proposal may interact with the surrounding road network and this has shown minimal impact. The design includes basement parking for residents and visitors, which is intended to reduce pressure on on-street parking and manage traffic flow in the area. Refer to the Transport and Accessibility Impact Assessment for further details.
Heritage impacts	
Strong emphasis on respecting local character and protecting existing resident amenity, with calls for heritage integration through design and materiality and adherence to heritage controls.	The design response seeks to reinforce Oxford Street's heritage high-street character through vertical modulation, carefully selected materials including Sydney sandstone, and a ground floor shopfront that complements the existing character of Oxford Street. Refer to the Statement of Heritage Impact in the EIS for further information.
Landscaping	
Support for improved footpaths and more trees/shade, with native planting and seating also valued by local residents.	The project team welcome support for landscaping improvements with the design seeking to enable a high-quality public realm. For further details, refer to the Landscape Plan in the EIS.
Ground floor retail	
Books and stationery stores, along with homewares, are the most desired retail options, while many respondents favour food outlets or believe no additional retail is needed in the area.	The project team welcomes suggestions for retail tenancy. The proposal includes approximately three ground-floor retail tenancies to activate the Oxford Street frontage, contribute to street life, and enhance safety and amenity. Tenancy allocation will occur later, following assessment and approval of the proposal.

Airspace considerations	
Requests were made for confirmation on whether an Aviation Impact Assessment will be undertaken, including consideration of helicopter flight paths and maximum allowable building height. Concerns were raised that the proposed height could affect safe helicopter operations, particularly in relation to St Vincent's Hospital helipad and associated risks to critical health services.	Helicopter operations for St Vincent's Hospital occur at landing altitudes well above the proposed building height. The project is significantly below the Obstacle Limitation Surfaces for Sydney Airport, and an aviation report is not required for our application.
Waste management	
Requests for details on waste management plans, including truck movement timing, collection methods for narrow rear lanes, and compliance with council requirements.	These matters have been carefully considered as part of the planning process, and the Waste Management Plan included in the EIS provides comprehensive details on these aspects. The plan outlines strategies to ensure efficient collection, minimise disruption, and maintain compliance with all relevant council standards.
Construction	
Concerns were raised about potential construction impacts, including traffic congestion, noise, vibration, dust, and possible structural damage to nearby heritage homes.	Toohey Miller is committed to being a good neighbour throughout the construction phase, subject to approval. The Preliminary Construction Traffic Management Plan outlines details of the works and strategies to manage potential impacts, including mitigation measures for noise, vibration and dust. Further information is available in the Preliminary Construction Traffic Management Plan.
Questions about construction timeline and staging, particularly the timing of demolition.	Construction phases are subject to assessment and approvals, including works and procurement. Detailed information will be confirmed and communicated prior to commencement via construction notifications. Further interim details are available in the Preliminary Construction Traffic Management Plan.
Engagement process	
Concerns were raised that the online webinar format reduced transparency regarding community feedback and questions. Some participants felt that the project notification letter did not reach a broad enough catchment area.	Multiple channels were provided for community feedback, including the webinar, an online survey, email, and phone, to ensure people could provide input in the format that best suited them. The webinar was designed to accommodate a large audience and the Q&A was moderated to manage questions effectively. The letterbox drop was undertaken to surrounding properties within approximately 200 metres of the site, consistent with the State's guidelines <i>Undertaking Engagement Guidelines for State Significant Projects</i> for engaging those most directly impacted by the proposal.
Requests for more detailed information about the proposal and questions about why details of the proposal were updated on the website.	The proposal was evolving during the pre-lodgement engagement phase, as the purpose of this engagement was to gather community and stakeholder input to help shape the final plans. For this reason, full documentation was not available at that stage as details were being refined. Updates were shared as refinements were made to ensure transparency and keep the community informed throughout the process.
Questions about lodgement timing and requests for an extension beyond the 14-day exhibition period if exhibition occurs near the holiday season.	The exhibition period and the setting of the 14-day timeframe are managed by DPHI. The project team acknowledges concerns about the anticipated holiday-season timing and requests for an extension; however, exhibition periods are determined by the State and are outside the project team's control.
Residents sought guidance on how pre-lodgement feedback would be considered by the project team and options for submitting detailed feedback beyond the community survey.	Pre-lodgement feedback has been passed onto the project team to be considered as the design evolves. Further information about how the design responds to feedback is included in the Design Report in the Environmental Impact Statement.
Project need and cost	

Request for Estimated Development Cost (EDC) report.	The EDC report will be submitted as part of the State Significant Development Application (SSDA) and will be available during the upcoming public exhibition.
--	---

5.2 State Government Agencies, Authorities and Council

The project team undertook engagement with key State Government agencies and authorities, including various correspondence, meetings and briefings. Details of key feedback raised is included in table below.

Topic	Detail	Response/Outcome
Floor Space Ratio (FSR)	DPHI required the proposal to have a compliant FSR	The proposal has a compliant FSR.
Height variation	DPHI acknowledged the rationale for a minor height variation as a result of the sloping topography of the site from east to west, and advised that it would be assessed on its merits	A clause 4.6 variation request accompanies this SSDA and justifies the minor height variation, demonstrating that the applicable objectives of the infill-affordable housing controls, LMR controls and <i>Woollahra Local Environmental Plan 2014</i> (Woollahra LEP 2014) height controls are still met, and that the areas subject to the height variation do not result in unacceptable environmental impacts, such as overshadowing, visual and heritage impacts.
Local character	DPHI noted that the development is to be sympathetic to the character of the locality, and supported: • Orientation of the buildings to address Oxford Street • Avoidance of overshadowing of the low density developments surrounding the site • Retention of the street trees on Oxford Street • The proposed 9m setback to the northern side providing an appropriate transition • Location of the deep soil zone and communal open space areas.	This is noted. These elements of the proposal are retained, which contribute to the proposal being sympathetic to the character of the locality. In addition, a detailed Heritage Impact Statement that demonstrates how the proposal is sympathetic to Paddington Heritage Conservation Area (Paddington HCA).
Parking	DPHI noted that car parking is to be provided in accordance with clause 19 of the Housing SEPP.	The proposed development provides car parking in accordance with the minimum car parking rates set out in clause 19 of the Housing SEPP.

6.0 Conclusion and Next Steps

This Engagement Outcomes Report provides a succinct overview of the communications and stakeholder engagement activities that the Applicant undertook prior to lodging the SSDA for the residential development at 142-160 Oxford Street, 6 Shadforth Street and 13 Gipps Street, Paddington.

In accordance with the SEARs for engagement, Toohey Miller has implemented a strategy to inform local residents and businesses, Council, local stakeholders, and key government agencies and authorities about the proposal. This has not only ensured that the community has a clear understanding of the proposal but has also provided an important mechanism to gather feedback before lodgement of the SSDA.

A broad range of feedback was received by the project team, with key issues relating to the proposed building's height, bulk and scale; heritage and character impacts; affordable housing provisions; privacy and view concerns; solar access and overshadowing; traffic and parking; construction impacts; and clarity around planning controls and engagement processes. There were also other matters raised that fall outside the scope of this project that were noted in this report for consideration by Toohey Miller and the relevant authorities.

The SSDA will be placed on public exhibition by DPHI, with the opportunity for community members and interested stakeholders to provide further feedback through the formal submission process which will be responded to by the Applicant.

Moving beyond the formal planning processes and into project delivery, the Applicant will continue to provide opportunities for the community and key stakeholders to make enquiries and provide feedback to the project team, enabling two-way dialogue to support the delivery of a successful development.

Appendices

A1 – Notification Letter – Distribution Area



TOOHEY

MILLER

Dear neighbour,

Proposed mixed-use development at 6 Shadforth Street, 13 Gipps Street, and 142-148 and 160 Oxford Street, Paddington

We are writing to let you know about a proposed mixed-use development at the above-mentioned addresses. This letter includes information about the proposal and upcoming consultation opportunities to learn more and share your feedback.

If you're a tenant, we kindly ask that you forward this important correspondence to your property manager or landlord.

A State Significant Development Application (SSDA) is currently being prepared for the above properties, to be lodged with the Department of Planning, Housing and Infrastructure (DPHI) later this year via the Infill Affordable Housing pathway.

Key project benefits

- Providing much-needed new homes well located for jobs, amenities and public transport
- Mix of 1-3-bedroom apartments catering to a range of life stage needs
- Including affordable housing to improve diversity of dwellings in the area, increasing the opportunity in particular for key workers to live close to high demand employment areas
- Enhancing the street environment by providing more retail activation, landscaping and quality architecture
- Ground floor retail activation will contribute to the vibrancy of the existing street life

About the proposal

- Demolition of existing buildings at 13 Gipps St (garage only), 6 Shadforth Street, and 142-148 and 160 Oxford Street, Paddington
- Retain and refurbish 13 Gipps Street, integrating a private pedestrian link to Bethel Lane
- Construction of a new 8 storey mixed-use building (excluding basement parking) comprising:
 - Approximately 46 apartments, including 12 affordable apartments (15% of Gross Floor Area)
 - A four storey, below-ground basement, comprising approximately 63 car parking spaces and resident / retail storage
 - Landscaping and public domain improvements to enhance the local streetscape. The proposal has also been carefully designed to avoid any removal & damage of prominent Oxford Street trees
 - Approximately 3 retail spaces on the ground floor on the Oxford Street frontage

The team is preparing the design and necessary technical studies to support the application and is now seeking feedback from the community to help inform the project. There will be another opportunity for the community and stakeholders to provide feedback on the proposal during the formal public exhibition period as part of the DPHI assessment process.

Site Map



We would now like to invite you to learn more about the project and provide feedback ahead of the lodgement of the SSDA to DPHI, which is anticipated to occur in December. Consultation with the community is an important part of the planning process and we are looking forward to hearing your feedback.

Visit Oxford160.com or scan the QR code to find out more about the project, including opportunities to provide feedback.

Community Webinar (online)

Register to join an online community information session via Zoom to learn more, ask questions and provide feedback. This will be a formal presentation with the opportunity for Q&As at the end of the session.

- **When:** Thursday 20 November 2025, 6pm – 7.30pm
- **Where:** Online via Zoom
- **RSVP:** Registration is essential – please RSVP by Tuesday 18 November 2025 by visiting Oxford160.com or scanning the QR code

Community Survey

Please share your feedback via a short survey to help inform the proposal.

- **When:** Survey live now, closing at 5pm Tuesday 25 November 2025
- **Where:** We invite you to complete the survey by visiting Oxford160.com or scanning the QR code

For any questions or feedback, please reach out to our community engagement team via 1800 870 549 or engagement.urbanplanning@colliers.com, with the subject line "160 Oxford Street, Paddington".

Kind regards,

Toohey Miller and the project team



Scan the QR code or
visit Oxford160.com

A3 – Stakeholder emails

Sent: Thursday, November 27, 2025 2:07 pm
Cc: AU Urban Planning Ethos Urban Engagement <engagement.urbanplanning@colliers.com>
Subject: Proposed Development: 160 Oxford Street, Paddington

Dear Lord Mayor and Paddington Ward Councillors,

I hope this note finds you well.

I'm reaching out on behalf of Toohey Miller, a Sydney developer currently preparing a proposal for a new mixed-use development at 142-160 Oxford Street, 13 Gipps Street, 6 Shadforth Street, Paddington. As part of the early engagement process, Colliers Urban Planning is conducting community consultation for the project.

The attached community notification letter was distributed to nearby residents and businesses, outlining the details of the proposal and opportunities to provide feedback pre-lodgement. We wanted to ensure you were informed in case you receive any questions or feedback from constituents or community members.

We appreciate your important role in supporting informed community dialogue and would be happy to provide further information as required.

Please don't hesitate to reach out if you have any questions.

Warm regards,

Sent: Thursday, 27 November 2025 2:34 PM
Cc: AU Urban Planning Ethos Urban Engagement <engagement.urbanplanning@colliers.com>
Subject: Proposed Development: 160 Oxford Street, Paddington

Dear Woollahra Council,

I hope this note finds you well.

I'm reaching out on behalf of Toohey Miller, a Sydney developer currently preparing a proposal for a new mixed-use development at 142-160 Oxford Street, 13 Gipps Street, 6 Shadforth Street, Paddington. As part of the early engagement process, Colliers Urban Planning is conducting community consultation for the project.

The attached community notification letter was distributed to nearby residents and businesses, outlining the details of the proposal and opportunities to provide feedback pre-lodgement. We wanted to ensure you were informed in case you receive any questions or feedback from community members.

We appreciate the important role of Council and would be happy to provide further information as required.

Please don't hesitate to reach out if you have any questions.

Warm regards,

TOOHEY MILLER



Artist impressions are indicative only, with trees removed for illustrative purposes. Existing trees to be retained. Final design may vary.

New homes proposed for heart of Oxford Street

160 Oxford Street, Paddington

Project vision

Creating a welcoming and family-friendly place to live with a mix of quality and affordable homes to support the Paddington community at different life stages. High quality architecture, landscaping and ground floor retail will complement and enhance the vibrancy of the high street.

About the proposal

Toohey Miller is proposing a new residential development in Paddington, to be lodged with the Department of Planning, Housing and Infrastructure (DPHI) late in 2025.

The proposal includes:

- Demolition of existing buildings at 142-148 and 160 Oxford Street, 13 Gipps St (garage only), and 6 Shadforth Street, Paddington.
- Retain and refurbish 13 Gipps Street, integrating a private pedestrian link to Bethel Lane
- Construction of a new 8 storey mixed-use building (excluding basement parking) comprising:
 - Approximately 40 apartments, including 10 affordable apartments (15% of Gross Floor Area)
 - Below-ground car park with resident parking / retail storage
 - Landscaping and public domain improvements to enhance the local streetscape. The proposal has also been carefully designed to avoid any removal & damage of prominent Oxford Street trees
 - Approximately 3 retail spaces on the ground floor on the Oxford Street frontage

This project aims to deliver high-quality homes for current and future residents, with a strong focus on connectivity, liveability, and affordability.

The proposal aims to provide a series of benefits, including:

- Providing much-needed new homes well located for jobs, amenities and public transport
- Mix of 1–3-bedroom apartments catering to a range of life stage needs
- Including affordable housing to improve diversity of dwellings in the area, increasing the opportunity in particular for key workers to live close to high demand employment areas
- Enhancing the street environment by providing more retail activation, landscaping and quality architecture
- Ground floor retail activation will contribute to the vibrancy of the existing street life

Why here? Why now?

The proposal supports broader planning goals set by the NSW Government and Woollahra Council to increase housing supply in well-connected areas. It aligns with two key government initiatives and strategies:

Supporting Housing Targets

Housing is a key priority for the NSW Government acknowledging the need to meet the short fall of diverse and affordable well-located homes in the State. As part of its commitment under the National Housing Accord, NSW has set an ambitious target to deliver 377,000 new homes by July 2029.

Alignment with Woollahra Municipal Council's Local Strategic Planning Statement

The proposed development supports the local strategic directions outlined in Woollahra Municipal Council's Local Strategic Planning Statement (LSPS) by contributing to housing diversity and urban renewal within a key strategic centre.

Have your say

Community consultation is a key part of the planning process. We're inviting you to learn more and share your feedback before the SSDA is lodged with the DPHI later this year.

Community webinar

Join us for an online information session to hear more about the proposal and ask questions.

- **Date:** Thursday 20 November 2025
- **Time:** 6:00pm – 7:30pm
- **Where:** Online via Zoom
- **RSVP:** [Click here](#) to register by Wednesday 19 November

Online survey

Share your thoughts through a short online survey.

- [Click here](#) to complete the survey
- **Closes:** Tuesday 25 November 2025 at 5:00pm

Get in touch

If you have questions or would like to provide feedback about the proposal, please get in touch:

- **Call:** 1800 870 549
- **Email:** engagement.urbanplanning@colliers.com

Frequently Asked Questions

Who are the architects?



The proposal is being designed by Smart Design Studio, a Sydney-based studio known for its thoughtful approach to design that respects local character. SDS brings extensive experience in delivering high-quality, community-focused residential projects and is regularly recognised as one of Sydney's more awarded and leading architects. Notable projects include Indigo Siam, Portman Terraces and the Smart Design Studio office.

What's the affordable housing component?



The proposal includes a commitment to affordable housing, with 15% of the building's Gross Floor Area (GFA) dedicated to affordable units. These homes will be managed by a registered community housing provider and will help to support housing diversity and opportunity within the local area.

Why is the planning pathway a State Significant Development Application (SSDA) and not a Development Application (DA)? description



The proposal has been identified as State Significant Development (SSD) due to its scale, strategic importance in supporting housing delivery, and its inclusion of infill affordable housing. Under recent amendments to the Housing State Environmental Planning Policy (SEPP), residential developments that include at least 15% of the gross floor area as affordable housing and have a capital investment value exceeding \$75 million (in Greater Sydney) may qualify for the SSD pathway. This designation recognises the critical role of infill affordable housing in addressing housing supply and affordability challenges in well-located urban areas.

The SSD pathway enables a coordinated assessment process led by the NSW Department of Planning, Housing and Infrastructure. This process includes a public exhibition period and opportunities for community input.

Are the apartments build to rent or build to sell?



The proposed apartments are build-to-sell, meaning they will be available for individual purchase rather than retained for long-term rental by a single owner or operator. A portion of the development (15% of the Gross Floor Area) will be dedicated to affordable housing, meaning it will be retained and managed by a registered community housing provider to provide housing for lower income families. This is an important consideration as it provides equal housing opportunity in sought after suburbs.

What are the anticipated traffic impacts of the proposal?



A Traffic Impact Assessment is currently being prepared to understand how the proposed development may interact with the surrounding road network. The proposal will also include basement parking for residents, visitors and workers so that there is no impact on on-street parking. It is important to note that the proposal seeks to have minimal impacts, and the Department will only approve a project if it deems the impacts acceptable. Upon lodgement a Traffic Impact Assessment will be submitted which assesses the proposed parking arrangements against the relevant Australian standards as well as Transport for NSW (TfNSW) and Road Maritime Services (RMS) guidelines.

How are construction impact being managed?



A Construction Management Plan will be developed to minimise disruption, including measures for noise, dust, traffic and safety. An established builder with a history of delivering similar projects and a focus on community communication will be selected.

What's the project timeline?

The target lodgement for the SSDA is late 2025. Subject to approvals, construction is estimated to commence in the late 2026, with completion in mid-2029.

What is the difference between affordable and social housing?

Affordable housing is for people on low to moderate incomes, such as key workers like nurses and hospitality staff, and is offered at below-market rent. Social housing is government-subsidised and typically for people on very low incomes or with complex needs. This project includes affordable housing only, managed by a registered community housing provider. Affordable housing is critical, especially in this locale where essential workers are required nearby (due to proximity to St Vincents Hospital, Wolper Jewish Hospital, schooling and police/firefighters).

Register your interest.

Fill in your details to be added to the project database for future updates.

Name (required)

First Name

Last Name

Email (required)

Send

About Toohey Miller

Toohey Miller is a property development business with a reputation for marquee and architecturally significant projects. All Toohey Miller projects aim to complement and enhance the built and natural environment through curating the industry's leading architects, designers and consultants.

TOOHEY MILLER

tooheymiller.com.au

TOOHEY MILLER

Colliers

New homes proposed for heart of Oxford Street

Community information session

20 November 2025

Acknowledgement of Country

The project team acknowledges the Traditional Custodians of Country across Australia and their enduring connection to land, waters, and culture.

We pay our respects to the Gadigal peoples, who traditionally occupied the area where the site is located, and extend that respect to all First Nations peoples and communities who might be joining us on the call today.

We pay respect to their Elders, past, present, and emerging.

The site context

142-160 Oxford Street, 6 Shadforth Street and 13 Gipps Street, Paddington

- Situated on Oxford Street – a vibrant inner-city location known for its diverse architecture and retail activity
- Existing buildings on site include older 2-3 storey residences
- The site is well positioned close to public transport, shopping areas and open space
- NSW Government and Woollahra Council have identified Oxford Street as a priority area for housing supply and mixed-use development





Agenda

- 01. Introductions
- 02. Project overview
- 03. Design intent
- 04. Planning pathway
- 05. Questions and feedback
- 06. Next steps

House keeping



There will be time for Q&A

We will answer questions during the Q&A section at the end of the presentation. Feel free to add your questions as they come to mind throughout the presentation.



How to submit a question

Click the Q&A button at the bottom of the screen to submit a question.



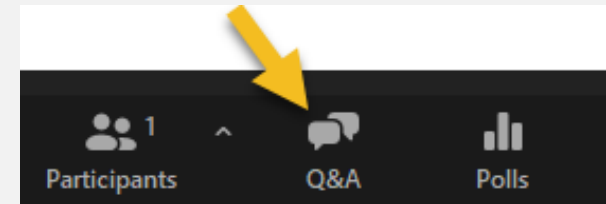
This session is being recorded

For note-taking purposes only



Please be respectful

Please be respectful of other people's contributions.



Tonight's presenters



Nick Couloubis
Developer | Toohey Miller



Jethro Yuen
Planning | Colliers Urban
Planning



Ross Hornsey
Social Strategy & Stakeholder
Engagement | Colliers Urban
Planning



William Smart
Architect | Smart Design
Studio



02

Project overview

Nick Couloubis, Toohey Miller

Project vision

Creating a welcoming and family-friendly place to live with a mix of quality and affordable homes to support the Paddington community at different life stages.

High quality architecture, landscaping and ground floor retail will complement and enhance the vibrancy of the high street.



The developer

Toohey Miller is a property development business with a reputation for marquee and architecturally significant projects. All Toohey Miller projects aim to complement and enhance the built and natural environment through curating the industry's leading architects, designers and consultants.



TOOHEY MILLER

What's being proposed

- Demolition of existing buildings onsite
- Retain and refurbish 13 Gipps Street, integrating a private pedestrian link to Bethel Lane
- Construction of a new 8 storey mixed-use building (excluding basement parking) comprising:
 - Approximately 40 apartments, including 10 affordable apartments (15% of Gross Floor Area)
 - A four storey, below-ground basement for residents
 - Landscaping and public domain improvements to enhance the local streetscape
 - Approximately 3 retail spaces on the ground floor on the Oxford Street frontage

The proposal is evolving and subject to change and the design progresses.



Images are illustrative only to represent design intent, not final outcomes.

Project benefits



New homes

Providing well-located homes with a mix of 1-3 bedrooms and affordable housing



Retail stores

Ground floor retail stores contribute to local vibrancy and amenity



Streetscape improvements

Enhancing the street environment with landscaping and quality architecture



03

Design principles

William Smart, Smart Design Studio

The architects

Smart Design Studio

The proposal is being designed by Smart Design Studio, a Sydney-based studio known for its thoughtful approach to design that respects local character. SDS brings extensive experience in delivering high-quality, community-focused residential projects and is regularly recognised as one of Sydney's more awarded and leading architects. Notable projects include Indigo Slam, Portman Terraces and the Smart Design Studio office.

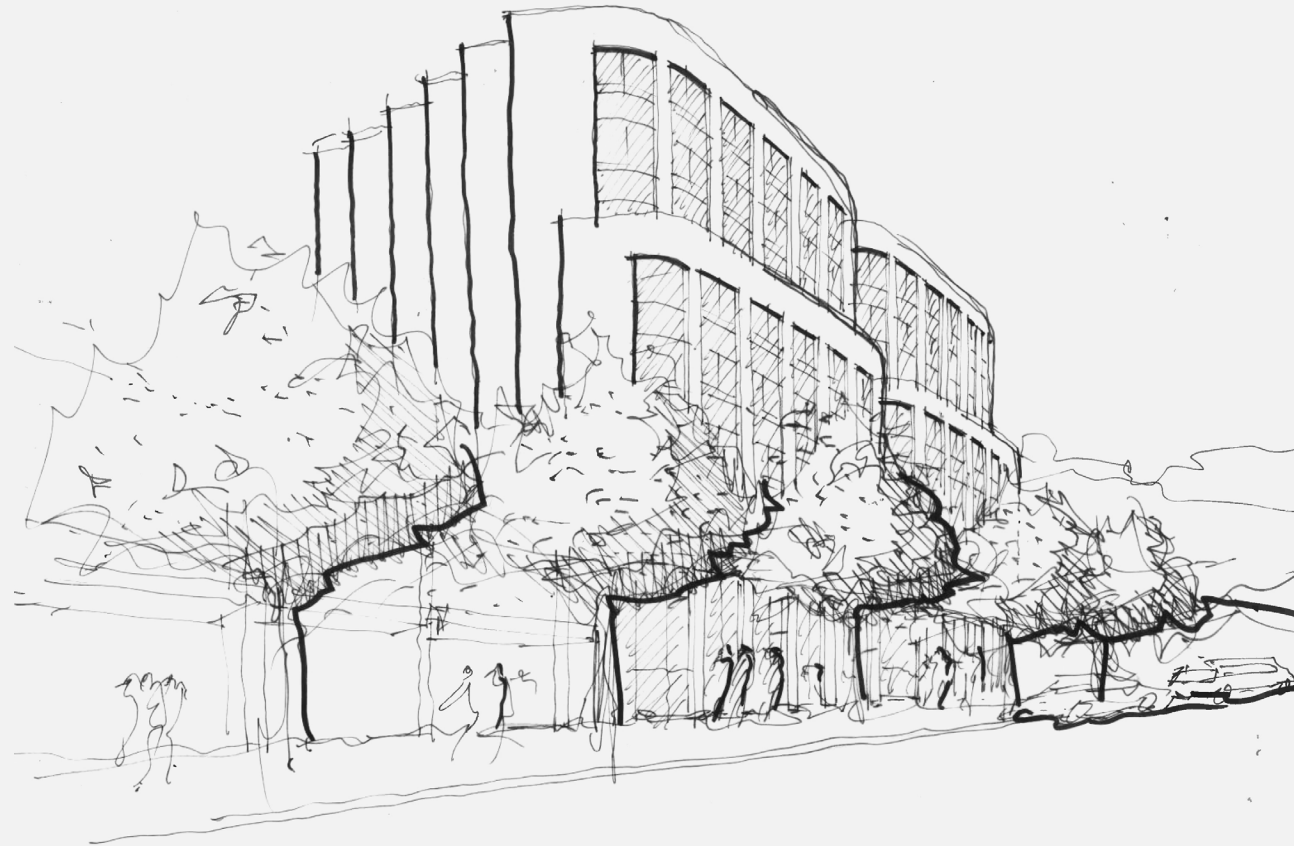


Design intent

Located on the corner of Oxford and Shadforth Streets, the proposal creates a strong sense of belonging and reflects a commitment to design excellence.

Ground floor retail along Oxford Street enhances the vibrancy of this popular high street destination.

A mix of quality market and affordable apartments supports the Paddington community at different life stages.



Built form and scale

- The proposal includes an 8-storey building
- Curved corners create a softer profile
- Greenery incorporated into façade and upper levels
- 6m-9m setbacks to support solar access



New homes for Paddington

The proposal includes a range of living options to support singles, couples and families.

- Approximately 40 apartments, including 10 affordable apartments
- Diverse housing mix of 1-4 bedroom options
- Basement carparking for residents
- Balconies and large windows provide ample natural light and ventilation

Images are illustrative only to represent design intent, not final outcomes

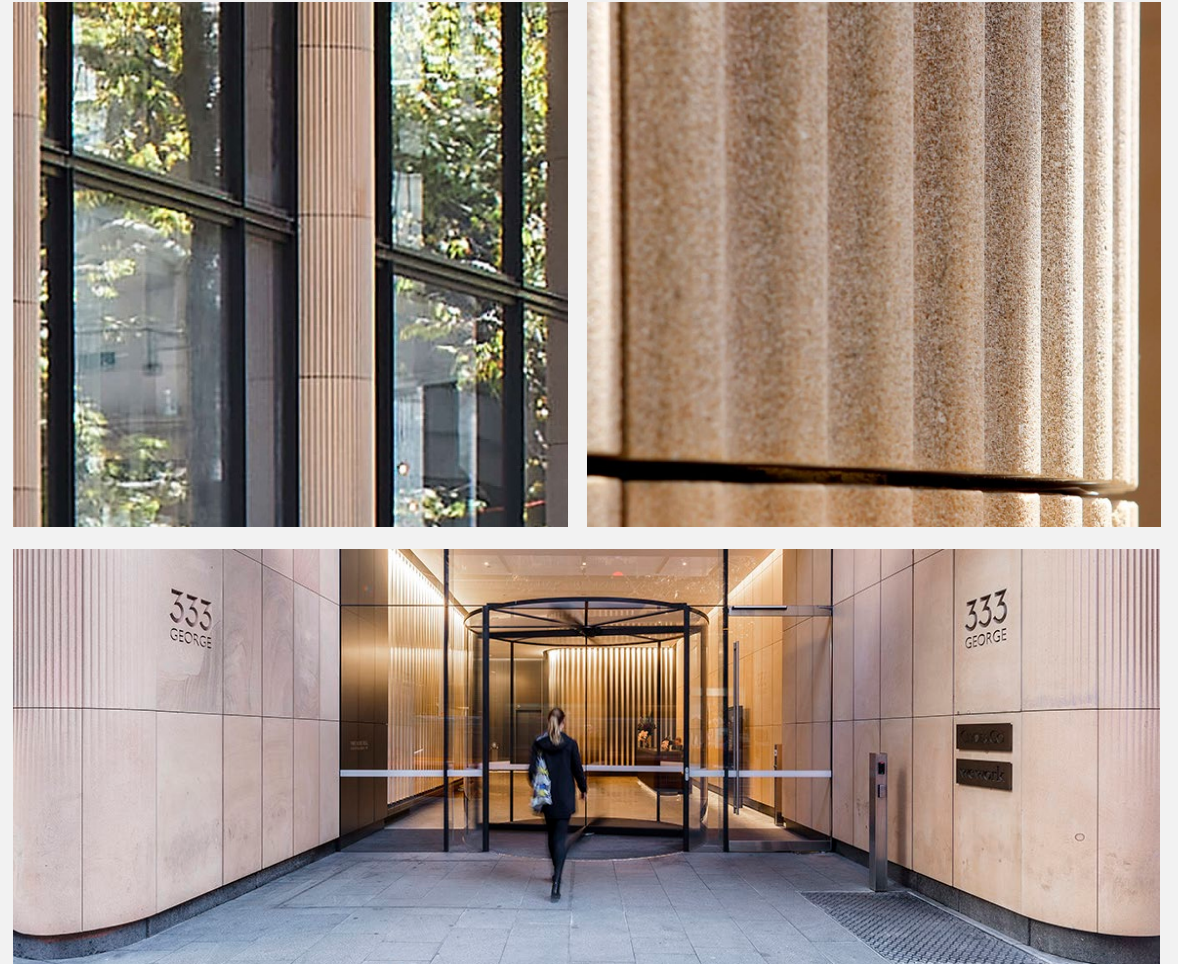


Look and feel



Warm, textured materiality with vertical elements that complement the surrounding streetscape.

Images are illustrative only to represent design intent, not final outcomes



Clean, contemporary lines with light-tones finishes for a refined look.

Streetscape & retail

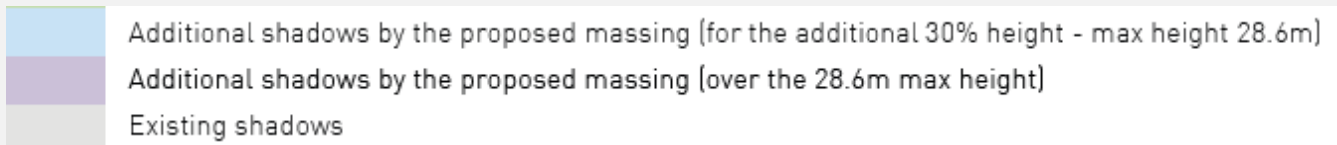
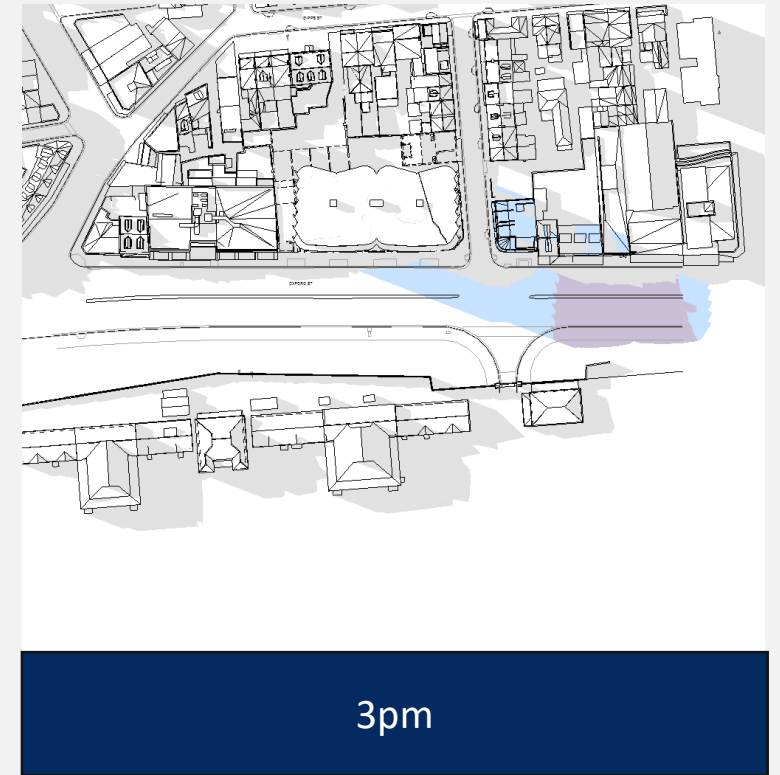
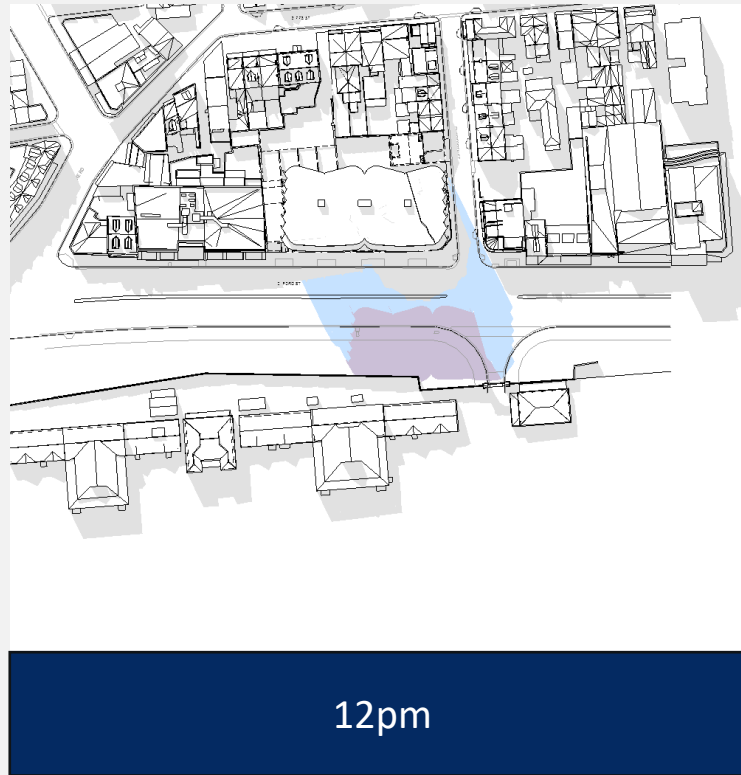
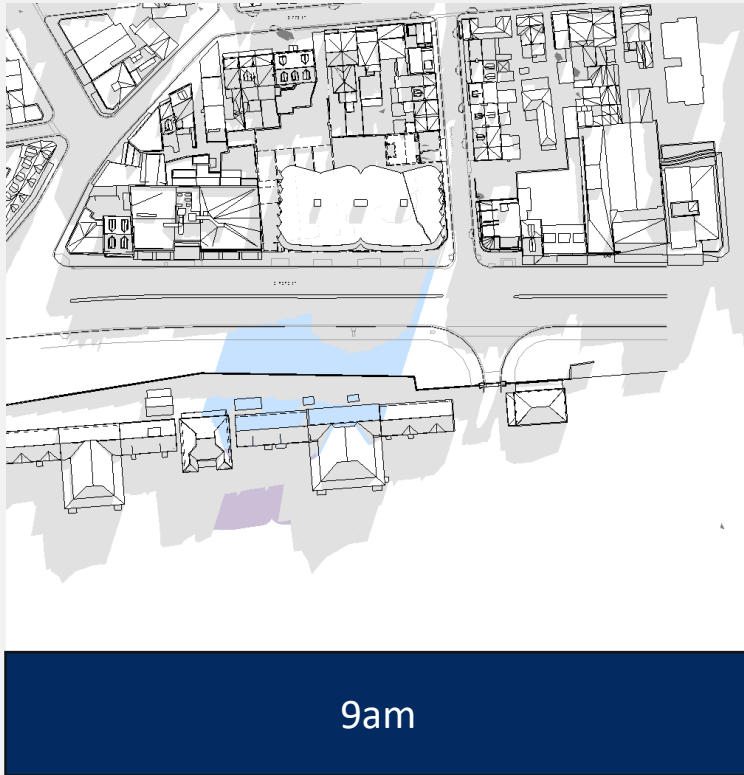
Enhancing the street environment by providing more retail activation, landscaping and quality architecture.



Images are illustrative only to represent design intent, not final outcomes

Solar access

The proposal will follow the Apartment Design Guide (ADG) principles, which aim to optimise solar access and protect amenity for both future residents and neighbours.

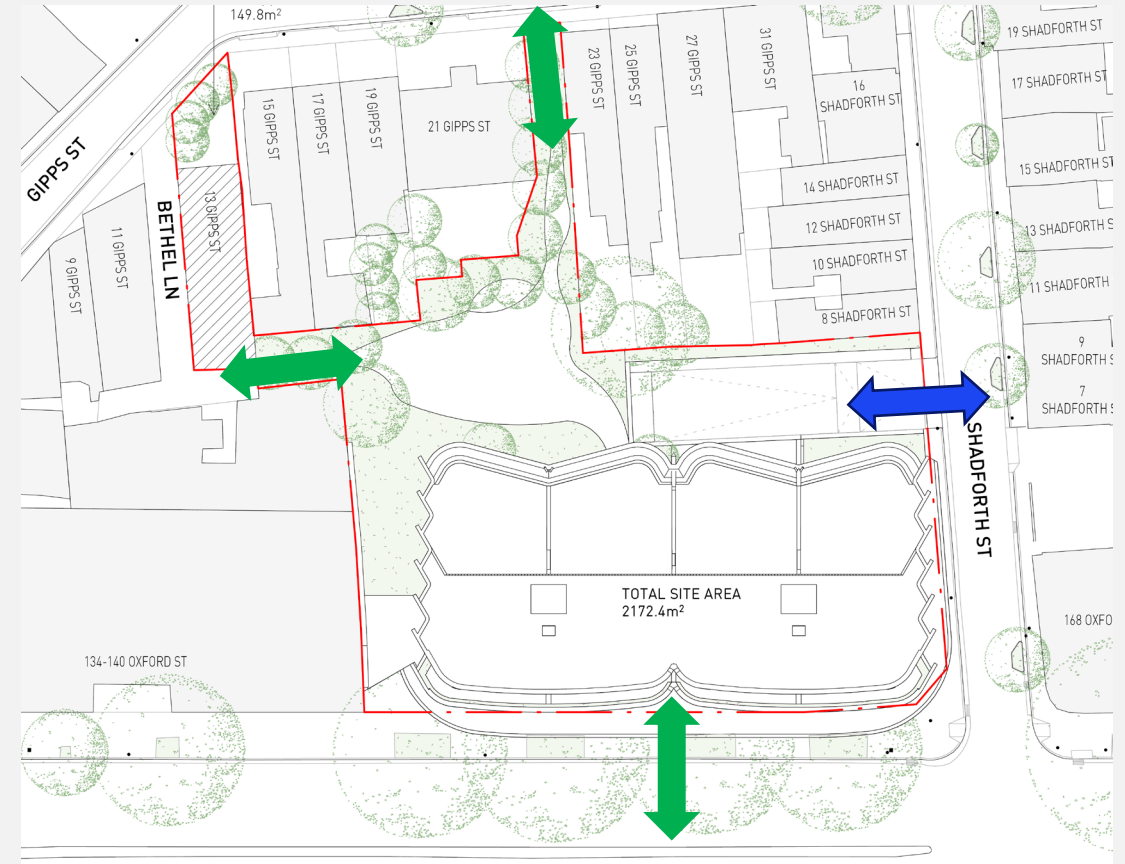


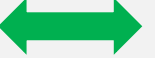
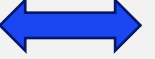
Traffic & access

A Traffic Impact Assessment is currently being prepared to understand how the proposed development may interact with the surrounding road network.

The proposal will also include basement parking to accommodate residents and visitors to help manage on-street parking and traffic flow.

Vehicle access is from Shadforth Street and pedestrian access via Bethel Lane and Gipps Street.



Pedestrian access 
Vehicle access 



04

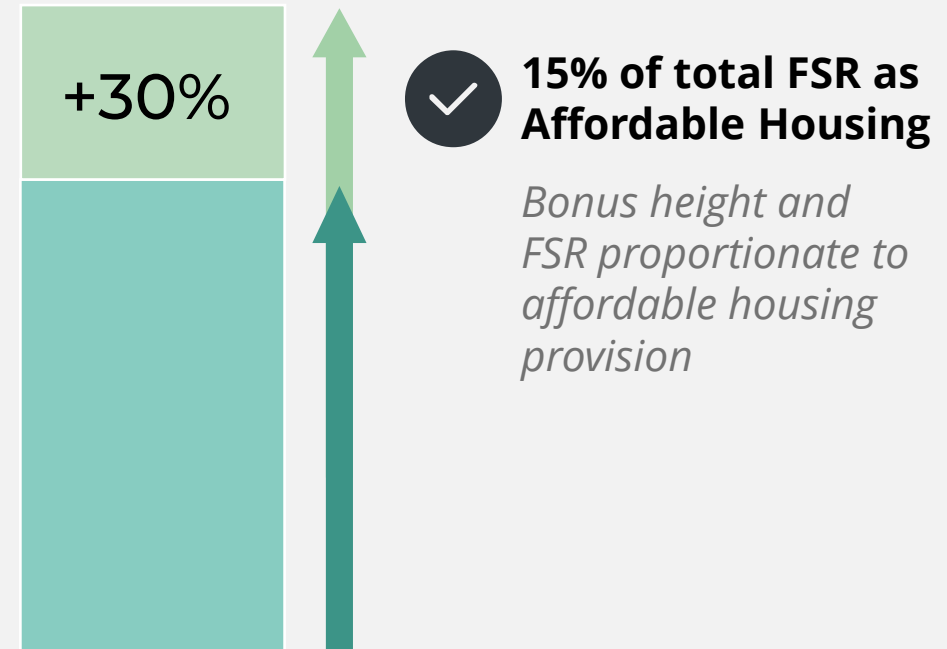
Planning context

Jethro Yuen, Colliers Urban Planning

Planning context

- New Building within R3 Medium Density Residential zone – Residential Flat Buildings & Shops permissible
- State Environmental Planning Policy (Housing) 2021 (Housing SEPP) Low and Mid Rise Controls apply:
 - 22m height control
 - 2.2:1 FSR
- Housing SEPP Infill Affordable Housing incentive introduced in 2023 to **boost affordable housing and deliver more market housing**

	Height	Floor Space Ratio (FSR)
Low and Mid Rise Controls	22m	2.2:1
+	+	+
State Environmental Planning Policy (Housing) 2021 30% Infill AH bonus	6.6m	0.66:1
	28.6m	2.86:1



Why here, why now?



Supports housing targets

This development helps provide affordable and well-located homes, supporting the NSW Government target of delivering 377,000 new homes by July 2029.



Aligns with local planning objectives

The proposal supports Council's strategic objectives by contributing to housing diversity and urban renewal within a key strategic centre.

Planning pathway

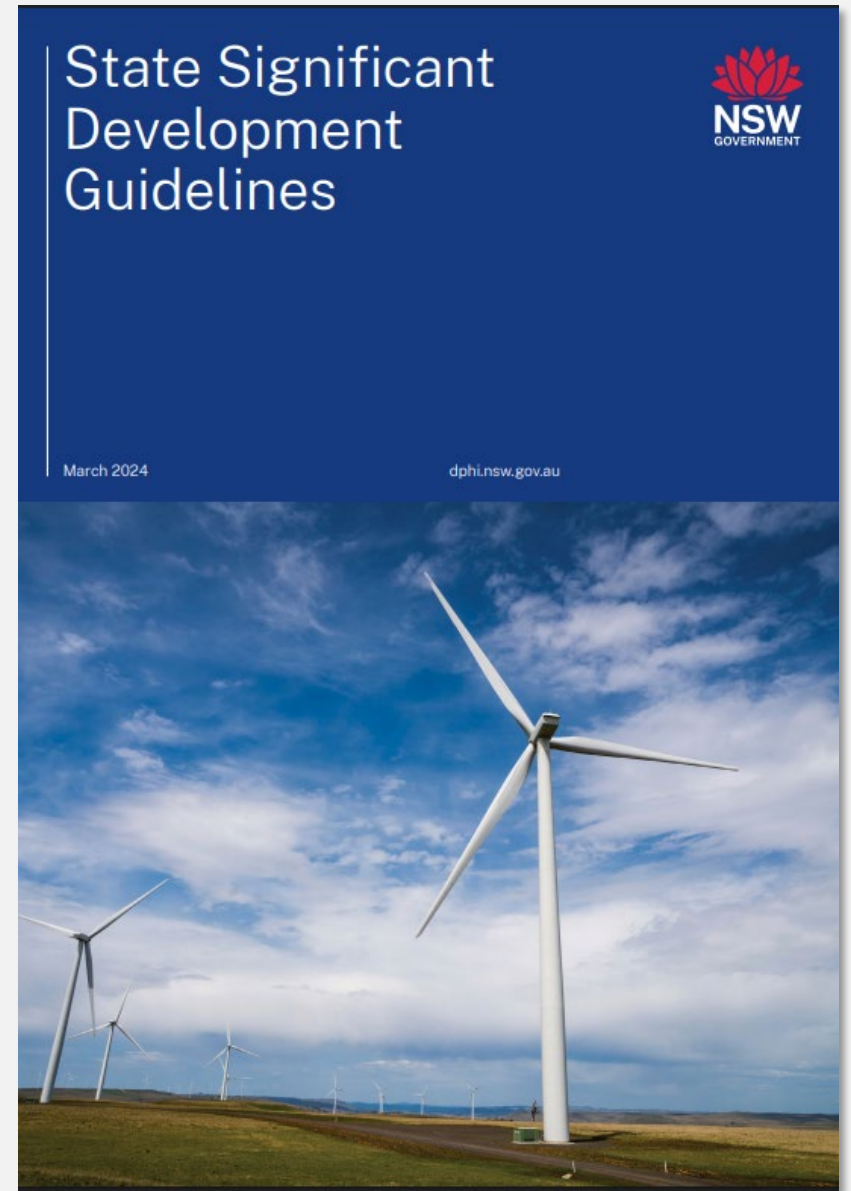
What is State Significant Development (SSD?)

Why is this project State Significant?

- Residential development with infill affordable housing and estimated development cost of more than \$75 million.

How does it differ from a Council DA?

- Rigorous assessment of environmental effects and local impact.
- Thorough community engagement process.
- The Minister for Planning via the NSW Dept of Planning, Housing and Infrastructure is the 'consent authority' (not Council).

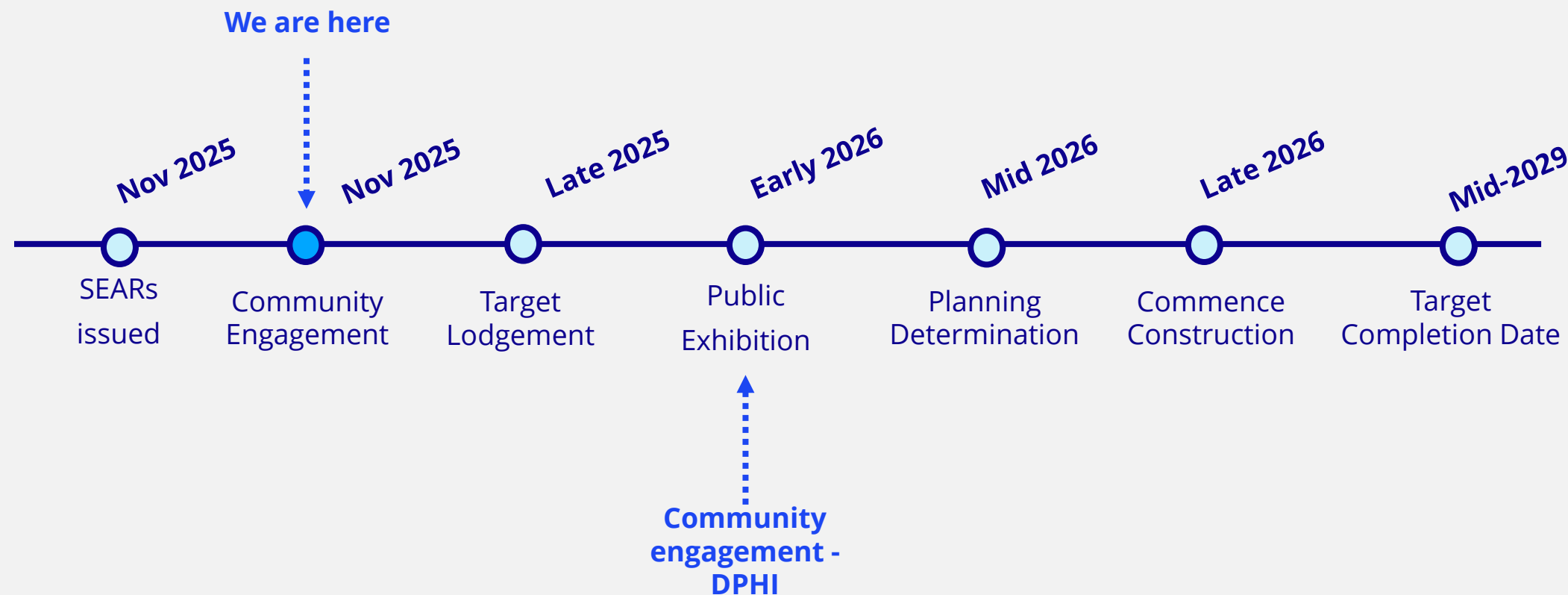


Planning process

- The SSDA will be assessed by the NSW Department of Planning, Housing and Infrastructure (DPHI).
- Toohey Miller is required to prepare an Environmental Impact Statement (EIS) as part of the application process.
- Woollahra Municipal Council will review the proposal and can lodge a submission.



Project timeline



Technical studies

- Secretary's Environmental Assessment Requirements (SEARs) are issued by the Department of Planning, Housing & Infrastructure
- Technical experts have been engaged to advise on traffic, noise, heritage, landscaping, waste and more
- All relevant technical reports will be submitted as part of the EIS and made available for public viewing during the exhibition period
- Experts are working closely with the design team to address potential impacts early



Construction

- The project team will take a proactive approach to managing impacts to the community to help minimise disruptions
- A Construction Environmental Management Plan (CEMP) will be prepared before any works commence to outline mitigation measures
- There will be dedicated plans for noise, vibration, dust, air quality, erosion & sediment, and traffic



A watercolor illustration of a modern building with curved balconies and large windows. The building is rendered in shades of blue, grey, and brown. In the foreground, there are green trees. The sky is a light blue-grey color.

05

Questions and feedback

Ross Hornsey, Colliers Urban Planning

A watercolor illustration of a modern building with curved balconies and trees. The building is the central focus, with its balconies and windows rendered in shades of blue, grey, and brown. To the right of the building, there are stylized trees in green and yellow. The background is a light blue sky. The overall style is artistic and hand-drawn.

06

Next steps

Ross Hornsey, Colliers Urban Planning

Feedback opportunities

Pre-lodgement feedback opportunities (we are here)

Scan the QR code to visit our website for more on how you can provide feedback via our survey



[www.oxford 160.com](http://www.oxford160.com)

You can also contact the team

- Email: engagement.urbanplanning@colliers.com
- Phone: 1800 870 549

Public exhibition feedback opportunities (2026)

- **Public exhibition period** – this will commence in 2026 after the SSDA is lodged and will be managed by the Department of Planning, Housing and Infrastructure
- You will be able to review all finalised SSDA documentation and provide a formal submission to DPHI via the Major Projects website.



Thank You

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