

EPBC SELF-ASSESSMENT

160 Oxford Street, Paddington
142-148 Oxford Street, Paddington
6 Shadforth Street, Paddington
13 Gipps Street, Paddington

In the Vicinity of Victoria Barracks

Proposed Action: Mixed Use Development with Affordable Housing
Prepared For: TM No 8 (Toohey Miller)

February 2026
Issue D



ACKNOWLEDGEMENT OF COUNTRY

GBA Heritage acknowledges the Gadigal people as the Traditional Custodians of the land on which this report was written, as well as the Birrabirragal and Gadigal people on which the subject site is located. We recognise their connection to Country, and pay our respects to Elders, past and present.

AUTHORSHIP

This report has been prepared by Graham Brooks (BArch Hons, B Cons, M.ICOMOS), Director and Dr Cameron Hartnell (PhD, M Herit Cons, M.ICOMOS), Senior Heritage Consultant, of GBA Heritage and has been reviewed by Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

LIMITATIONS

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric. Archaeological assessment of the subject site is outside the scope of this report.

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160 OXFORD ST, 142-148 OXFORD ST, 6 SHADFORTH ST, 13 GIPPS ST			
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1.0

THE HERITAGE CONTEXT

1.1 REPORT OVERVIEW

This EBPC Self Assessment accompanies a detailed SSDA for the proposed mixed use development with affordable housing at 142-160 Oxford Street, 13 Gipps Street and 6 Shadforth Street, Paddington.

The SSDA proposal action will demolish all structures on the site except for the dwelling on 13 Gipps Street and construction of an eight-storey building including a four-storey basement for approximately 40 dwellings and commercial tenancies on the ground floor.

This self assessment report has been prepared to determine whether the proposed action will have a significant impact on the environment and whether the development proponent, TM No 8, should submit a referral to the Australian Government Department of the Environment, Water, Heritage and the Arts as a controlled action under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

1.2 METHODOLOGY

This report adopts the self-assessment process structure provided in the guidelines (1.2) *Actions on or impacting upon, Commonwealth land, and actions by Commonwealth agencies*, prepared by the Department of Sustainability, Environment, Water, Population and Communities in 2013.

1.3 SUBJECT SITE

The subject site fronts Oxford Street, Shadforth Street and Gipps Street, Paddington. It is described by NSW Land Registry Services (LRS) as:

142 Oxford Street - Lot 4 DP 263685
144 Oxford Street - Lot 3 DP 263685
146 Oxford Street - Lot 2 DP 263685
148 Oxford Street - Lot 1 DP 263685
160 Oxford Street - SP 13018
6 Shadforth Street - Lot 1 DP 70235
13 Gipps Street - Lot 5 DP 263685



Figure 1.1
Location map showing the subject site outlined in blue and the Victoria Barracks outlined in red
Source: NSW LRS Explorer website.



Figure 1.2
Render of the proposed action (centre) viewed from in front of the Queen Victoria Gate of the Victoria Barracks
Source: Smart Design Studio

1.4 DESCRIPTION AND CONTEXT OF THE SUBJECT SITE

The subject site contains residential dwellings between two to three stories in height. The five structures fronting Oxford Street were constructed between 1961-1986. 142-148 Oxford Street comprises four identical, two-storey brick town houses set back from the street with side gable roofs. 160 Oxford Street is a 3/4 storey apartment building with a rendered and painted masonry facade that is broken up into 8 frontages surrounding a central courtyard. Each of these Oxford Street structures have an unsympathetic design to the historic character of Oxford Street located further east and west.

The subject site is located in the oldest part of Paddington, known as 'Paddington Village', which was developed from 1841. The site is, however, located in a contemporary part of Oxford Street, with buildings between nos 122-168 built after WWII.

The wider area to the north, west and east is largely characterised by low-rise with one to three-storey buildings, with a number of taller buildings pockmarking the greater Paddington Area. These include St Vincent's Hospital, the apartment building at 176 Glenmore Road, the Telstra Paddington International Telecommunications Centre (363 Oxford Street) and the apartment buildings at 339 Oxford St, 40 Stephen Street and 13 Campbell Ave, Paddington.

Victoria Barracks is located to the south, across Oxford Street. The main gate, the Queen Victoria Gate, and perimeter wall are the most visible elements from the public domain in this location. The gate house (VB2) adjacent the Queen Victoria Gate, has limited visibility from the public domain in Oxford Street. The wall and adjacent Edwardian buildings (B94, B95 and B96) are visually obscured by mature trees in the Oxford Street Reserve, which often overshadow the structures.



Figure 1.3
142-148 Oxford Street is an unsympathetic late 20th century building on the historic street



Figure 1.4
160 Oxford Street is an unsympathetic late 20th century residential flat building building on the historic street

Figure 1.5 (below)
View of Victoria Barracks from across Oxford Street. The Queen Victoria Gate is visible (left) with the wall extending along the boundary. Tall trees in the Oxford Street Reserve often keep the adjacent wall and Edwardian buildings in shade





Figure 1.6
 Aerial photograph annotated to show the notable areas and items in the vicinity of the subject site (outlined in blue)
 Source: Nearmap website

1.5 COMMONWEALTH PROPERTY LISTINGS

The following items in the vicinity of the subject site are listed in the Commonwealth Heritage List and are likely to be impacted by the proposed action:

- Building VB1 and Parade Ground.
- Building VB2 Guard House.
- Victoria Barracks Perimeter Wall and Gates.
- Victoria Barracks Precinct.

The following items are located in the wider vicinity but are not considered to be impacted by the proposed action in the subject site:

- Buildings MQVB16 and CB56.
- Buildings VB13, 15, 16 & 17.
- Buildings VB41, 45 & 53.
- Buildings VB60 and VB63.
- Buildings VB69, 75 & 76 Including Garden.
- Buildings VB90, 91A & 92.
- Victoria Barracks Squash Courts.

1.6 LOCAL HERITAGE LISTINGS

1.6.1 WOOLLAHRA LEP 2014 AND VULNERABILITY TO FUTURE IMPACTS

The subject site is located within the Paddington Heritage Conservation Area (HCA), which is listed as a conservation area of local significance in Schedule 5 of the *Woollahra LEP 2014*.

The subject site is located in the vicinity of the following item listed in Schedule 5 of the *Woollahra LEP 2014*, as items of local heritage significance:

- Item 256 - Rose and Crown Hotel and interiors. 9 Glenmore Road, Paddington.

As shown in the relevant Woollahra heritage map (Figure 1.7), the urban area north of Oxford Street, in the vicinity of the subject site, is located within the Paddington Heritage Conservation Area (HCA). The area is notable for its intact collection of historic buildings, the majority of which are likely to be considered as contributory structures within the HCA. These are generally located in the streetscapes to the north of Oxford Street and the subject site. Existing statutory regulations are likely to generally prevent future development of contributory properties in the HCA.

As noted in Section 1.3 of this report, the subject site is located in a contemporary part of Oxford Street, with buildings between nos 122-168 (including the subject site) built after WWII. These buildings may be considered non-contributory items in the HCA. The neighbouring site at 126-140 Oxford Street is zoned in the *Woollahra LEP 2014* to have the same height of building limit as the subject site (at 142-160 Oxford Street) of 10.5 metres.

It is understood that, in the context of the Low and Mid-Rise housing reforms, the contemporary neighbouring building could potentially be redeveloped with a building of a similar height to the proposed building. It is, therefore, possible under the existing regulatory regime that future development may introduce additional Impacts.

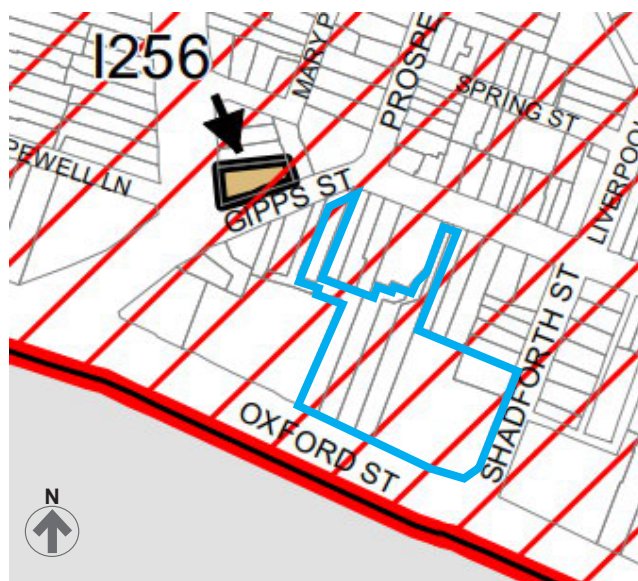


Figure 1.7
Excerpt from the *Woollahra LEP* Heritage Map 001 showing the subject site outlined in blue. The subject site is located in an HCA only and there are no heritage items on the site
Source: *Woollahra LEP 2014, Heritage Map Sheet 001*

1.6.2 SYDNEY LEP 2012 AND VULNERABILITY TO FUTURE IMPACTS

The subject site is located outside the Sydney local government area (LGA). However, the site is located in the vicinity of the following item and heritage conservation area within the LGA, which are listed in Schedule 5 of the *Sydney LEP 2012*:

- Item 1086 - Victoria Barracks group.
- C49 - Victoria Barracks Heritage Conservation Area.

The Department of Defence has recently signalled that it may vacate and sell the Victoria Barracks. The next phase of ownership may prompt investigations into the potential to alter and develop the Barracks, potentially for housing. Given the multiple heritage listings for the Barracks on the local and Commonwealth levels, any future development within the Victoria Barracks precinct is likely to be low-scale and be sympathetically designed.

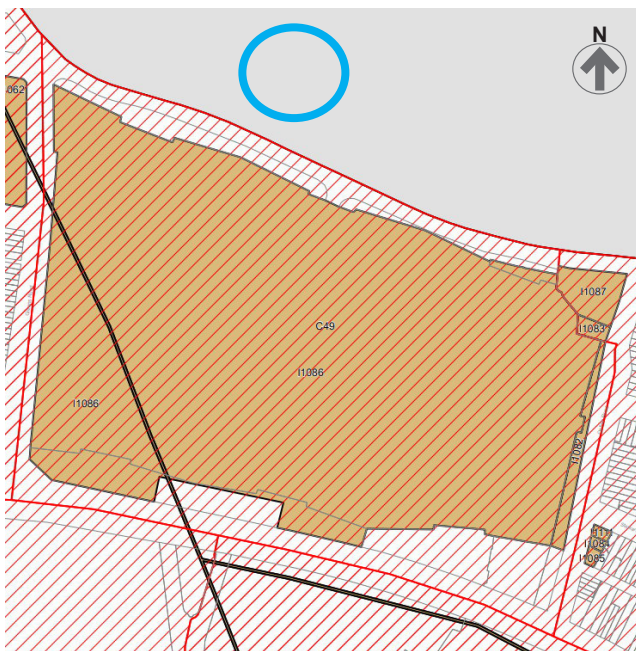


Figure 1.8
Excerpt from the *Sydney LEP* Map 023 showing the approximate location of the subject site circled in blue
Source: *Sydney LEP 2012, Heritage Map Sheet 023*

2.0

HISTORICAL SUMMARY, USE AND CONDITION

2.1 VICTORIA BARRACKS

Sydney's original barracks were located on the west side of George Street, extending up to the ridge line, in the area now known as Wynyard. Originally, the governor favoured a military presence in the centre of town as it allowed for close contact with the convict inhabitants.

By the mid-1830s, the presence of a military force at the heart of the town became seen as less desirable. Sydney had flourished commercially, and more free settlers lived in the city than convicts. The city offered opportunities for soldiers to access women and alcohol, which weakened military discipline. The barracks' buildings were in an increasingly poor condition. The barracks also occupied a large and valuable piece of land, which could be better utilised for commercial purposes.

Accordingly, in 1836, Major George Barney, the commanding Royal Engineer, drew up a plan for a new military barracks further south on George Street. This plan was not pursued.

In 1840, the Ordnance Committee and Governor Gipps agreed on a proposal that some of the original barracks land would be sold to fund the construction of a new barracks. They also decided that the new barracks should be sited on the reserve on South Head Road (now Oxford Street).

Construction works on the new barracks commenced in early-1841. Generally, the work went from the east side of the site to the west. The largest building on the site, the men's barracks (VB1) probably began to be erected in 1842. The foundations of the barrack wall along South Head Road were laid in 1845.

The stone used for the construction was all quarried in the vicinity, while the roof slates, iron boilers, kitchen mess ranges, grates and ovens, iron girders and verandah posts were imported from England.

The new barracks was officially occupied for the first time in 1848.

2.1.1 CONSTRUCTION OF RELEVANT INDIVIDUAL ELEMENTS

The individual elements of the Victoria Barracks that are the subject of investigation in this report have the following construction dates:

- B1, The Former Soldier's Barracks - From 1842.
- The perimeter wall - From 1845 (the Queen Victoria Gate was reconstructed in 1967-68).
- VB2, gate House - 1846.
- Buildings 94, 95 and 96: 1912-1913.



Figure 2.1
1871 photograph of the Victoria Barracks from the corner of New South Head Road (Oxford Street) and Greens Road, looking south-east. The approximate location of the subject site is indicated by a red arrow

Source: State Library of NSW, reference: YRIZeyVn

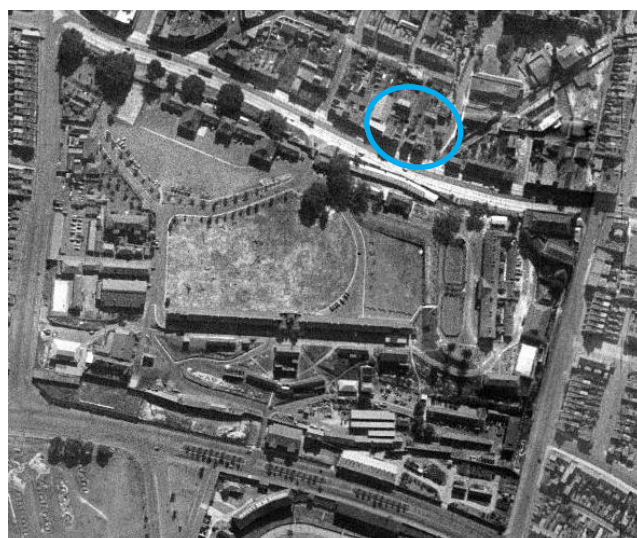


Figure 2.2
1943 aerial photograph showing the Victoria Barracks. The subject site is circled in blue

Source: Historical Imagery Viewer

2.3 PADDINGTON VILLAGE (1840-1860)

One commentator described the Paddington area prior to its development from the 1840s, as

“a rugged country, perhaps the most wild looking place around Sydney; barren sandhills with patches of scrub, hills and hollows galore with much low lying flat and swamp”.⁵

Governor Bourke formally selected the site of the Victoria Barracks in 1840. The site may have been preferred because it was unsuitable for agriculture but contained a good supply of Sydney building stone. Work on the barracks started in 1841 and initially housed 640 soldiers as well as their wives and children.⁶

The occupation of the Barracks encouraged non-military individuals and families to settle in the Australian Subscription Library lands, on the north side of South Head Road (now Oxford Street). Max Kelly writes of the new village:⁷

Hugh Brodie and Alexander Craig had already erected fifty yards away and across a pot-holed South Head Road, a number of wooden and stone cottages to house a varied assortment of English, Irish and Scottish stonemasons,

quarrymen, carpenters and Norfolk Island convict labourers who had come, some voluntarily, others forced, to build this example of Georgian splendour [the Barracks]. Stores, produce merchants, water carriers, wheelwrights, blacksmiths, turnkeys, dairymen, a baker and Mary Mitchell the local midwife all followed and contributed to the rapid development of the Village of Paddington. The Village serviced the Barracks and the Barracks provided the custom and thus the principal income for the village.

An 1840-1860 map of the Town of Paddington (Figure 1.12) shows the subject site developed with numerous structures fronting Oxford and Gipps Streets.

Thus, the barracks prompted the creation of an isolated village in Paddington but did not lead to the development of the wider area for the first two decades. In 1863, the newly incorporated Municipality of Paddington boasted 535 dwellings,⁸ likely mostly concentrated around the Barracks.

From the 1860s to the early-twentieth century, Paddington developed into a dense, low-scale neighbourhood, stretching out over the sloping topography to the north.

Figure 2.4 (below)

1840-1860 map showing development within the subject site
Source: Kelly (1978), 20



⁵ Kelly (1978), 11, citing *Sydney Morning Herald*, 10 January 1914.

⁶ *Ibid.*, 16-19.

⁷ *Ibid.*, 19.

⁸ *Ibid.*, 23.

Following the conclusion of WWII, an area on the north side of Oxford Street, including the properties 122-168 Oxford Street were redeveloped with commercial and residential development, including the non-contributory buildings on the subject site.

2.4 CURRENT USE

The Victoria Barracks is currently in use for military purposes by the Headquarters Forces Command of the Department of Defence.

On the 4th of February 2026, the Australian Government announced a major disposal policy of selected and redundant military property assets around Australia, including the Victoria Barracks in Paddington. The timing of the property disposal is not yet known. Heritage protections for the Barracks is expected to be retained at the local level but it is unknown whether the Commonwealth heritage protections will be retained.

2.5 CONDITION

The Victoria Barracks is not accessible to the public and has not been inspected as part of the preparation of this report. It is, however, understood to be in generally good condition.

3.0

HERITAGE VALUES

3.1 ESTABLISHED SIGNIFICANCE OF COMMONWEALTH HERITAGE ITEMS IN THE VICINITY

3.1.1 BUILDING VB1 AND PARADE GROUND

The Australian Heritage Database contains the following Statement of Significance for Building VB1 and Parade Ground, Place ID 105302:

Summary Statement of Significance

The former Soldiers Barracks and the Parade Ground at Victoria Barracks, dating from the 1840s, are historically highly significant. Since their construction they have been important elements of the principal military establishment of NSW. They are associated with the period of service by British garrison regiments and with later developments in NSW's, and Australia's, military history, and they have a lengthy association with the history of Sydney and NSW. (Criterion A.4)

The Soldiers Barracks is of particular interest for being the longest building constructed in Australia prior to 1850. Further, it reflects attitudes to military barrack planning during the middle of the nineteenth century and changes in military needs since then. Similarly the Parade Ground also reflects military processes and needs since it was constructed. (Criterion B.2)

The Soldiers Barracks is the finest barrack quarters building constructed in Australia during the nineteenth century. Additionally, it is important as a classic representation of a late Georgian barracks with a fine central arch and pediment of Regency design. Also, it retains many original and early fixtures and fittings, from doors and windows to stairs, linings, skirtings and other elements as shown in the description. (Criteria D.2, B.2 and F.1)

Of additional significance is the association with Lieutenant Colonel George Barney, who as the senior colonial military engineer played an important role in NSW during the period. (Criterion H.1)

The Soldiers Barracks is the dominant element in the Victoria Barracks precinct and it visually links the major groups of buildings. Constructed of sandstone, and with a slate roof, the solid building contributes strongly to the aesthetic significance of the precinct. The Victoria Barracks precinct exhibits a sense of planned unity, created through the widespread use of sandstone and slate, and this building makes a key contribution to this unity. The Parade Ground, with its open space, textures, plantings and other features, adds to the aesthetic value of the complex. (Criterion E.1)

Criterion E Aesthetic characteristics

Attributes

The building's architectural form, the use of sandstone and slate, the unified use of material and its setting against the open space and features of the parade ground.

The former soldiers barracks (VB1) demonstrates the scale and importance of the military presence in Sydney. The Parade Ground, like all barracks, is the 'Spiritual' centre of the complex.



Figure 3.1

The former soldier's barracks, Building VB1, and parade ground
Source: Australian Heritage Database, Ref rt66206

3.1.2 BUILDING VB2 GUARD HOUSE

The Australian Heritage Database contains the following Statement of Significance for Building VB2 Guard House, Place ID: 105282

Summary Statement of Significance

The Guard House has been in continuous use since its construction in 1846. It has considerable historical significance for its direct association with Victoria Barracks (the principal military establishment in NSW), and with a lengthy span of the military history of NSW. (Criterion A.4)

The building, given its layout and its location adjacent to the main entrance and the perimeter wall, is a reflection of British military planning during the mid-nineteenth century. (Criterion B.2)

The structure is a good example of a stone military guard house of the period, and it is probably the only one of the period still in use in NSW. It retains a number of original and early fixtures and fittings, from the cast iron verandah columns to chimney details and various metal hardware items, as listed in the description. (Criteria D.2 and B.2)

Constructed of sandstone and having a slate-clad roof, the Guard House contributes to the visual amenity and aesthetic appeal of the Victoria Barracks precinct. The widespread use of these materials in the precinct helps to create a strong sense of unity. (Criterion E.1)

Criterion E Aesthetic characteristics

Attributes

The building's early form and fabric including sandstone walls and slate clad roof.



Figure 3.2

The Guard House (VB2, right) and Queen Victoria Gate
Source: Australian Heritage Database, Ref rt66175



Figure 3.3

The Guard House (VB2)
Source: Australian Heritage Database, Ref rt66177

3.1.3 VICTORIA BARRACKS PERIMETER WALL AND GATES

The Australian Heritage Database contains the following Statement of Significance for Victoria Barracks Perimeter Wall and Gates, Place ID: 105281

Summary Statement of Significance

The perimeter wall and gates, dating from 1845-50, are an integral part of Victoria Barracks and have considerable historical significance. They have been directly associated with the principal military establishment in NSW for more than 150 years. Changes made to the wall reflect developments within and adjacent to the Barracks precinct. (Criterion A.4)

The perimeter wall is the only surviving such wall in NSW constructed as a defensive system around a barracks complex. The wall reflects British military thinking of the mid-nineteenth century. (Criterion B.2)

The main entry is a good example of a Neo-Classical gateway executed in stone. (Criterion D.2)

The perimeter wall and gates are constructed of sandstone, and the fabric and colour together with the landscaped setting to Oxford Street and Moore Park Road, contribute strongly to the streetscapes surrounding the precinct. The wall and gates also have social significance due to being the “public face” of Victoria Barracks for Sydneysiders. (Criteria E.1 and G.1)

Criterion E Aesthetic characteristics

Attributes

All of the wall’s fabric and characteristics including colour, landscape setting as well as visibility from the street.

The current gatehouse (1846) and surrounding wall demonstrate the strength and power of the government as a major part of the 19th century growth of Sydney.



Figure 3.4

Queen Victoria Gate, fronting Oxford Street

Source: Australian Heritage Database, Ref rt66173



Figure 3.5

View of the Queen Victoria Gate and perimeter wall from across Oxford Street. The wall is largely overshadowed by tall mature trees in the Oxford Street Reserve

3.1.4 VICTORIA BARRACKS PRECINCT

The Australian Heritage Database contains the following Statement of Significance for the Victoria Barracks Precinct, Place ID: 105277

Summary Statement of Significance

The Victoria Barracks precinct is the finest complex of colonial barracks (pre 1850) in Australia and is still in military use. It contains one of the most important groups of Edwardian military buildings in Australia. It is a good and intact example of nineteenth century military barracks planning, evidencing contemporary attitudes to planning, defence, the role of the military and the daily life and operation of the British military. It contains a substantial number of buildings, groups of buildings and other features and vegetation of high individual significance. It is the principal physical evidence in New South Wales (NSW) of many of the phases of the State's military history throughout the nineteenth and early twentieth centuries (Criteria D.2 and A.4). The precinct contains one of the best groups of colonial sandstone buildings in NSW and is a very fine example of colonial buildings in the Greek Revival style (Criterion F.1). The Barracks Precinct provides a strong townscape link between the high density development of nineteenth century Paddington and the open space of Moore Park. With Victoria Barracks, Melbourne, it is one of the most architecturally imposing nineteenth century military establishments in Australia. It is a precinct in Sydney containing a rare consistency of periods, materials and styles, a section of which has an evocative Edwardian character (Criterion E.1). The precinct is a potentially valuable site for future archaeological investigation of past methods of construction and ways of life. The locations of the original buildings both extant and removed are of particular interest (Criterion C.2). It survives as the only substantial military barracks complex built in Australia in the early Victorian period. With Anglesea Barracks, Hobart and Lancer Barracks, Parramatta, it is one of the few surviving sites evidencing the British military presence in Australia in the colonial period. The Barracks has the only surviving perimeter wall in NSW which was constructed as a defensive system around the barrack complex (Criterion B.2).

Criterion E Aesthetic characteristics

Attributes

The containment of the barracks within its perimeter wall, and the architectural consistency of the buildings within.

The description provided in the Australian Heritage Database listing (place ID: 105277) confirms the Victoria Barracks Precinct listing includes but is not limited to the following relevant elements:

- Barracks Square, including the parade ground (Area 1A) and the former drill ground (Area 1C).
- Oxford Street Footpath and Entry Area.
- Headquarters Field Force Command, including VB1 and Buildings 94, 95 and 96.
- Guard House (VB2).
- Perimeter Wall and Features.

Buildings 94, 95 and 96 are amongst the Edwardian Buildings identified in the Summary Statement of Significance.



Figure 3.6

Oblique aerial photograph showing the relevant elements of the Victoria Barracks Precinct, as listed above

4.0

POTENTIAL IMPACTS

4.1 THE PROPOSED ACTION

The proposed action is for a mixed use development with affordable housing at 142-160 Oxford Street, 13 Gipps Street and 6 Shadforth Street, Paddington.

The subject SSDA seeks development consent for:

- Demolition of 7 buildings within the Paddington HCA.
- Site works comprising excavation and ground works including bulk excavation and in ground services works.
- A four (4) storey basement, with vehicular access from Shadforth Street, comprising:
 - Car parking spaces;
 - Motorcycle spaces;
 - Bicycle spaces;
 - Garbage storage;
 - Loading space;
 - Plant rooms; and
 - Apartment storage.
- Ground floor shops;
- A total of approximately 40 dwellings, comprised of:
 - Affordable housing dwellings to be managed by a community housing provider for a period of at least 15 years.
 - Market build-to-sell dwellings
- Landscaping works and extension and augmentation of services and infrastructure as required, including landscaping works on 13 Gipps Street.
- Provision of pedestrian access to the development will be provided from Bethel Lane.

The plans, by Smart Design Studio, are dated 18/12/25, Issue P4.

The southern elevation of the proposed building, fronting Oxford Street, features a five storey street wall with three upper stories. Mature trees in the adjacent footpath rise to approximately 5 stories in height. The facade is broken up into two sections, each one curved to provide a soft visual connection with the streetscape. The facade also features a mix of recessed windows and voids, to further break up the elevation.

The eastern and western elevations have angled vertical blades or 'grills', thereby providing privacy while drawing in the northern sunlight.

The elevations will have a sandstone cladding with ribbed concrete spandrels and balconies.

The proposal provides an aesthetically balanced and visually broken-up presentation to Oxford Street. The sandstone walls will soften the building, while the curved design and ribbed spandrels and balconies will provide high-quality design features.

The subject building represents design excellence and will contribute to the architectural qualities of the Oxford Street streetscape and the Paddington urban landscape.



Figure 4.1

Artist impression of the proposed action looking south-east across Oxford Street

Source: Smart Design Studio

4.2 POTENTIAL IMPACTS ON COMMONWEALTH HERITAGE ITEMS

4.2.1 OVERSHADOWING

Overshadowing drawings prepared by Smart Design Studio show that in the middle of winter, 21 June, the proposed action will overshadow part of buildings 95 and 96 and part of the perimeter wall between 9am and 11am and to a lesser extent between 11am - 12pm.

The impacted buildings and perimeter wall are already largely overshadowed by mature, tall trees in the Oxford Street Reserve, immediately north of the wall, and mature trees located south of the wall, which are not shown in the shadow diagram.

The Queen Victoria Gate, which is the focal point of the perimeter wall, is not overshadowed by the proposed building anytime during the year.



Figure 4.2
Oblique photograph showing the mature trees south and south-west of the subject site (outlined in blue), which cover the Barracks' perimeter wall in sections, and are higher than neighbouring buildings to the south (top)
Source: Nearmap Website



Figure 4.3
Photograph of the Queen Victoria Gate and perimeter wall in September. Mature trees overshadow the wall
Source: Google Maps



Figure 4.4
Photograph of the Queen Victoria Gate and perimeter wall in March. Mature trees heavily overshadow the wall and gate
Source: Google Maps

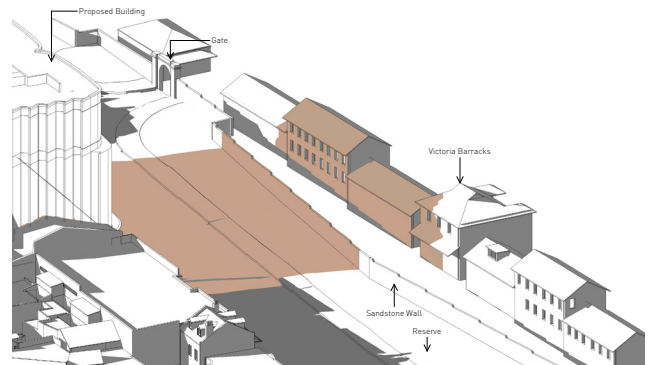


Figure 4.5
Overshadowing diagram showing the impact at 9am on 21 June
Source: Smart Design Studio

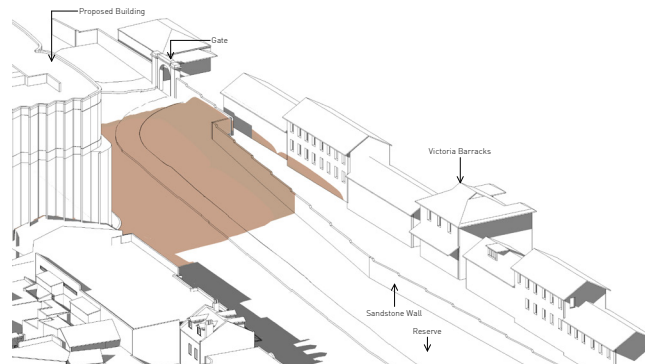


Figure 4.6
Overshadowing diagram showing the impact at 11am on 21 June
Source: Smart Design Studio

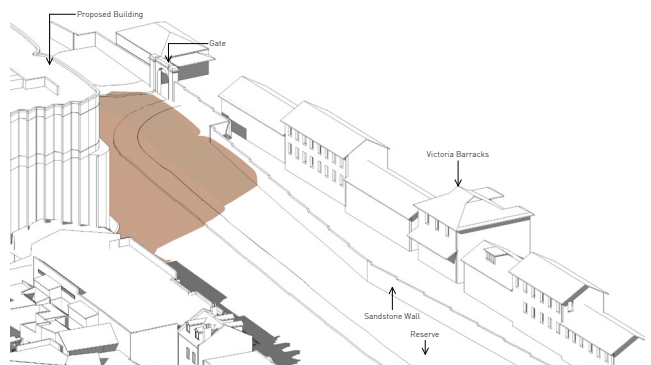


Figure 4.7
Overshadowing diagram showing the impact at 12pm on 21 June
Source: Smart Design Studio

4.2.2 THE VISUAL SETTING

Access to the Victoria Barracks precinct to capture standard views was not possible. Hence the attached are multiple illustrations.

The proposed 8-storey development is higher than the Victoria Barracks' perimeter wall and buildings, and will be visible in views of significant elements of the complex, particularly the following items listed in the Commonwealth Heritage List:

- Building VB1 and Parade Ground.
- Building VB2 Guard House.
- Victoria Barracks Perimeter Wall and Gates.
- Victoria Barracks Precinct.

Existing buildings and tall mature trees within the Victoria Barracks complex will partly obscure views of the proposed building, as demonstrated by a visual analysis (see figures 2.6 and 2.7).

The five-storey Block F of the University of NSW Art & Design School to the west at Oxford Street and Greens Road, is already clearly visible from inside the Barracks. As such, the Barracks already has a visual connection with the surrounding urban area.



Figure 4.8
The location of the view analysis imagery from within the Victoria Barracks. The proposed building is shown on the subject site (circled), around 200 metres from the view points
Source: Virtual Ideas

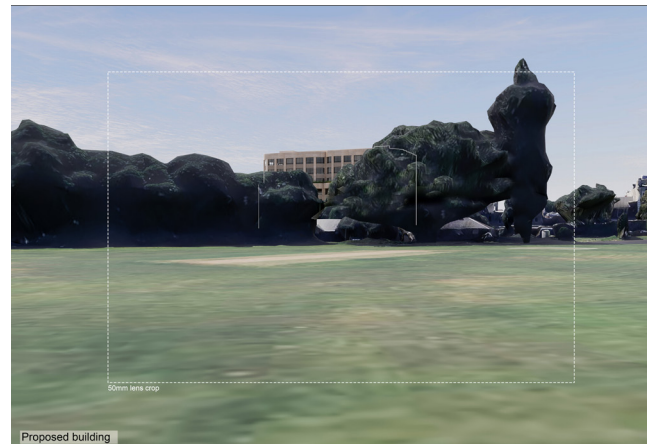


Figure 4.9
View to the proposed building around 200 metres from position 1, outside the front of B1, looking across the Barracks Square
Source: Virtual Ideas



Figure 4.10
View to the proposed building around 200 metres from position 2, looking down a road extending from VB1 towards the Victoria Gate
Source: Virtual Ideas



Figure 4.11
Oblique aerial photograph showing the relationship of the 5-storey Block F and the Victoria Barracks. The approximate extent of the perimeter wall is drawn in white
Source: Nearmap website



Figure 4.12
Oblique aerial photograph north-west over the Victoria Barracks towards the subject site, circled in blue. Note the multiple layers of trees between the parade ground and the subject site
Source: Apple Maps

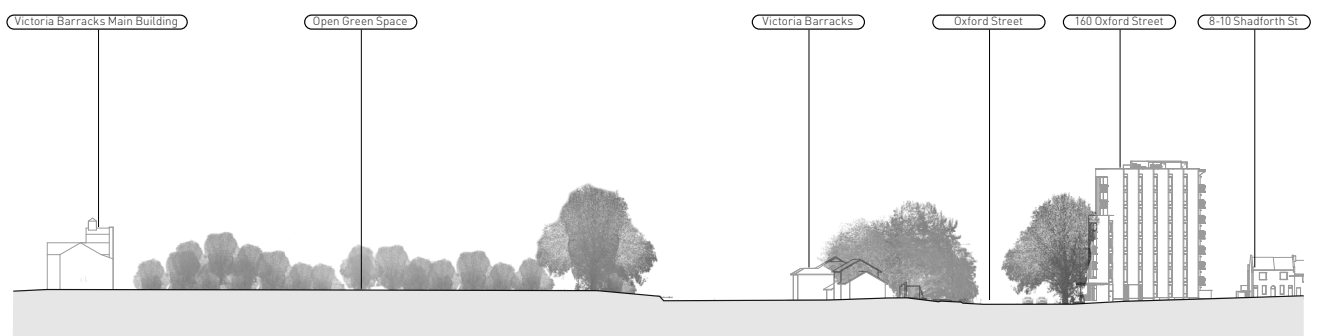


Figure 4.13
Cross section showing elements in the Victoria Barracks, including the former soldiers barracks (VB1, left), parade ground, B96 and perimeter wall, and the proposed 8-storey development action. Three lines of mature trees stand between the parade ground and the subject site
Source: Smart Design Studio

4.3 SEVERITY OF POTENTIAL IMPACTS

As demonstrated in Section 4.2, the potential impacts of the proposed action is restricted to overshadowing and visual setting. No item identified as significant in the Commonwealth Heritage list will be physically impacted by the proposed action.

The potential impacts are considered separately, below.

4.3.1 OVERSHADOWING

The proposed action will result in the overshadowing of part of the perimeter wall and Buildings 95 and 96 between 9-11am in mid-winter. Notably, these buildings are already overshadowed by large mature trees.

Analysis

The subject section of the perimeter wall and northern elevation of Buildings 95 and 96 are already largely overshadowed by mature trees in the subject winter times.

The proposed overshadowing will impact a limited section of the Victoria Barracks for a few hours for a short period over the winter. The proposed overshadowing is minor in scope.

The primary views of Buildings 95 and 96 are from the former drill grounds (Area 1C) south of the buildings. The minor overshadowing will only impact the northern elevations and roof planes of the buildings, which will not impact the primary morning views of the buildings, which are already blocked by trees.

Conclusion

The scale of impact of overshadowing on items of Commonwealth heritage will be **Minor**.

4.3.2 VISUAL SETTING

As shown in Section 4.2, the proposed action will impact on four items or groups of items in the Victoria, including the following areas and structures:

- Barracks Square, including the parade ground (Area 1A) and the former drill ground (Area 1C).
- Oxford Street Footpath and Entry Area.
- Headquarters Field Force Command, including VB1 and Buildings 94, 95 and 96.
- Guard House (VB2).
- Perimeter Wall and Features.

The Barracks reflects the military history and occupation of Sydney. The parade ground can be regarded as the 'spiritual' focus of the compound.

Analysis

The proposed action will be largely obscured from view from within the Victoria Barracks by tall mature trees within the Barracks site, in the Oxford Street Reserve and in the northern Oxford Street footpath. A visual analysis provided in Section 4.2.2 demonstrates that the proposed action will have Minor Visibility from within the Barracks, particularly as it is largely obscured by trees.

Block F of the University of NSW Art & Design School to the west is already visible from within the Barracks site. The Barracks has an established visual connection with the surrounding urban area. The proposal will not disrupt an uninterrupted and undeveloped open view of the sky from within the barracks.

The proposed action has a high-quality architectural design that visually enhances the streetscape.

The summary statement of significance and attributes of the aesthetic characteristics of the former soldiers Barracks (VB1) and Parade Ground do not identify an uninterrupted, undeveloped open sky view outside the barracks as being significant. The view of VB1 from within the Barracks and the setting against the open space and features of the parade ground, which are identified as significant, will not be negatively impacted by the proposal.

The summary statement of significance and attributes for the aesthetic characteristics of the Guard House (VB2) does not identify an uninterrupted, undeveloped open sky view outside the barracks as being significant. The proposal will have no negative impact on the identified significance of the Guard House.

The summary statement of significance and attributes for the aesthetic characteristics for the perimeter wall and gates do not identify the urban setting as being of significance. The listing identifies the landscape setting and visibility from the street as significant, which will not be negatively impacted by the proposed action.

The summary statement of significance and attributes for the aesthetic characteristics for the Victoria Barracks precinct does not identify an uninterrupted, undeveloped, open sky view to the outside of the Barracks as being significant. The summary statement of significance identifies the townscape link with the high-density development of Paddington as being significant. The proposal is consistent with the established significance of the precinct and will have no negative impact.

The scale of impact of the proposed action on the setting of Commonwealth Heritage Items will be **Minor**.

4.4 IMPACT AVOIDANCE, MITIGATION AND MANAGEMENT

As demonstrated in Section 4.3 of this report, the proposed action will have a **Minor** impact on Commonwealth Heritage Items in the vicinity of the subject site, associated with the Victoria Barracks.

Reducing the height of the building would only have a minor positive impact on the identified overshadowing and setting of the Victoria Barracks, which is not considered reasonable or warranted in relation to the Minor impact assessment and already overshadowed by trees.

4.5 ARE THE IMPACTS SIGNIFICANT?

The Department of Sustainability, Environment, Water, Population and Communities guidelines 1.2, *Actions on, or impacting upon Commonwealth land, and actions by Commonwealth agencies* includes the following questions in relation to possible impacts on heritage:

Is there a real chance or possibility that the action will:

- *permanently destroy, remove or substantially alter the fabric (physical material including structural elements and other components, fixtures, contents, and objects) of a heritage place?*

Comment:

The proposal will not permanently destroy, remove or substantially alter the fabric of any Commonwealth Heritage Item. The subject site is located across Oxford Street from the Victoria Barracks.

- *involve extension, renovation, or substantial alteration of a heritage place in a manner which is inconsistent with the heritage values of the place?*

Comment:

The proposal does not involve any physical works to the Victoria Barracks.

- *involve the erection of buildings or other structures adjacent to, or within important sight lines of, a heritage place which are inconsistent with the heritage values of the place?*

Comment:

The proposed 8-storey building on the opposite side of Oxford Street will be visible from within the Victoria Barracks. It is assessed that the proposal will have a Minor impact on the setting of four Commonwealth heritage items associated with the Victoria Barracks. The analysis provided in Section 4.3.2 of this report concludes that the proposed action is not inconsistent with the heritage values of the relevant Commonwealth heritage places and will have a Minor heritage impact.

- *substantially diminish the heritage value of a heritage place for a community or group for which it is significant?*

Comment:

No analysis of social significance of the Victoria Barracks has been uncovered during the preparation of this report.

Members of the Australian Defence Forces (ADF) may have a high regard for the highly significant and historic Victoria Barracks. It is understood that the Victoria Barracks is viewed as an important place by the general community in Sydney.

Section 4.3 of this report concludes that the proposal will have a Minor impact on the significance of the Victoria Barracks. The proposal will not substantially diminish the heritage value for any known group or community for which it is significant.

- *substantially alter the setting of a heritage place in a manner which is inconsistent with the heritage values of the place?*

Comment:

Section 4.3.2 of this report concludes that the proposal will have a Minor impact on the setting of the relevant Commonwealth heritage places associated with the Victoria Barracks. The proposed action is not inconsistent with the established heritage significance and aesthetic characteristics attributes of any of the relevant Commonwealth heritage places. The proposed action is consistent with the summary statement of significance of the Victoria Barracks Precinct.

The proposed action will not substantially alter the setting of any Commonwealth heritage items associated with the Victoria Barracks.

- *substantially restrict or inhibit the existing use of the heritage place as a cultural or ceremonial site?*

Comment:

The proposal will not restrict or inhibit the existing use of the Victoria Barracks as a cultural site.

5.0

SUMMARY AND CONCLUSION

5.1 SUMMARY OF PROPOSAL

- The subject site is in the vicinity of the Victoria Barracks group and the Victoria Barracks Heritage Conservation Area, which are listed in Schedule 5 of the *Sydney LEP 2012*. These heritage items are located outside the local regulatory jurisdiction of the subject site.
- The subject site is in the vicinity of Building VB1 and Parade Ground, Building VB2 Guard House, Victoria Barracks Perimeter Wall and Gates, and the Victoria Barracks Precinct, which are listed as heritage items in the Commonwealth Heritage List.
- Other structures in the Victoria Barracks listed in the Commonwealth Heritage List are located in the wider vicinity but are separated from the subject site by distance and will not be affected by the proposed action.
- The subject site is located within the Paddington Heritage Conservation Area and is in the vicinity of the Rose and Crown Hotel at 9 Glenmore Road, Paddington, which are listed in Schedule 5 of the *Woollahra LEP 2014*.
- The proposed action is to construct an 8-storey mixed use development with affordable housing at 142-160 Oxford Street, 13 Gipps Street and 6 Shadforth Street, Paddington.

5.2 SUMMARY OF IMPACT ASSESSMENT

- No items listed in the Commonwealth heritage list will be physically affected by the proposed action.
- Two potential impacts have been identified for Commonwealth heritage items in the vicinity. The proposed action will briefly overshadow part of the perimeter wall and the rear (north) of part of Buildings 95 and 96, which are already overshadowed by mature trees. The second potential impact is that the proposed action will affect the setting of four Commonwealth heritage items in the vicinity.

- The overshadowing will affect a minor part of the Victoria Barracks for a few hours for a short period over the winter. Much of the impacted area is already overshadowed by tall mature trees inside and adjacent the Barracks site. The impact of the proposal on the perimeter wall and Buildings 95 and 96 will be Minor in scope.
- A visual analysis has shown that the proposed action will have limited visibility from within the Barracks site. Views of the proposed action will be largely obscured by existing tall, mature trees within and outside the Barracks site. The proposed action does not negatively impact the significance of the setting as set out in the established summary statements of significance for the Commonwealth heritage items in the vicinity. The impact on the setting of the relevant heritage items will be Minor in scope.
- Strategies to avoid the minor heritage impacts are not economically reasonable or warranted.
- The proposed building will not have a significant impact on any Commonwealth Heritage Items in the vicinity.

5.3 CONCLUSION

- This Self Assessment report has assessed and concluded that the proposed action is not a Controlled Action under the provisions of the EPBC Act.

6.0

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