

EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION

MIXED USE DEVELOPMENT WITH INFILL AFFORDABLE HOUSING - 160 OXFORD STREET, PADDINGTON

Application No	SSD-97528708
Location	142-148 and 160 Oxford Street, 13 Gipps Street, 6 Shadforth Street, Paddington
Applicant	The Trustee for TM NO. 8 DEVELOPMENT UNIT TRUST
Council Area	Woollahra Municipality
Consent Authority	Minister for Planning and Public Spaces

Description of proposal

Mixed use development with in-fill affordable housing including:

- demolition of existing structures except for the existing dwelling at 13 Gipps Street
- construction of an eight-storey building over four basement levels, comprising:
 - ground level shops fronting Oxford Street
 - 40 apartments (including 10 affordable housing apartments)
 - basement car parking for 83 cars with vehicular access from Shadforth Street
 - rooftop private open space areas
 - swimming pools at ground level and rooftop
- communal open space at ground level with landscape pedestrian connections to Gipps Street and Bethel Lane
- associated works including excavation, site preparation, tree removal and landscaping.

About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (the Department) has received a State significant development (SSD) application for the abovementioned proposal. The application, environmental impact statement (EIS) and accompanying documents are on exhibition from **Tuesday 3 March 2026** until **Monday 16 March 2026 (exhibition period)**. You can view these documents online at www.planningportal.nsw.gov.au/major-projects.

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of the exhibition period.

To do this, search for this project at www.planningportal.nsw.gov.au/major-projects and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at www.planningportal.nsw.gov.au/major-projects/help including a step-by-step [guide](#) on how to make a submission. If you require assistance, please contact the Department's customer support team on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact customer support sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition period end date.

You cannot upload a submission on behalf of another person.

Before making your submission: You should read the Department's:

- Disclaimer and declaration at www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration, and
- Privacy statement at www.planning.nsw.gov.au/privacy.

When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the Department's [disclaimer and declaration](#), including confirmation that your submission does not contain offensive, threatening, defamatory or inappropriate content.

Your submission will be published on the NSW Planning Portal in accordance with the Department's privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

The Department may choose to withhold from publication any submission considered offensive, threatening, defamatory or inappropriate.

For more information, including the Department's submissions policy, please go to www.planningportal.nsw.gov.au/major-projects/have-your-say.

For more information about the project: Contact 02 8289 6615

If you require assistance to use the NSW Planning Portal or you are having difficulty making a submission online, please call the Department's customer support team on 1300 305 695.
