

Submission on 160 Oxford St, Paddington SSD-97528708

I wish to register my strong opposition to this proposal for this high rise development at 60 Oxford St, Paddington and high rise development in general for our precious heritage area of Paddington.

The proposal is totally inappropriate for the following reasons:

- excessive height, bulk and scale for its location
- impact of such a large development on this treasured heritage area and especially the streets behind with their historic houses and where I believe the garage entry will be. These houses will lose privacy and experience overshadowing as well.
- traffic impacts that will already be a nightmare if the **East Oxford St Cycleway** is imposed not only on the residents of Paddington but on the access of residents of the densely populated areas east of Paddington trying to reach areas of Paddington, Darlinghurst and the city.

Car access to this development will exacerbate the back roads traffic through Paddington in addition to those having to bypass the congestion on Oxford St should the Cycleway be built.

With the Cycleway proposal for no northerly right hand turns except for Glenmore Rd, this section of Oxford St will often be severely blocked. This development is likely to make it much worse.

Furthermore, the Affordable Housing legislation being used for these large developments is a questionable tactic. How many people will be able to afford these Affordable Housing apartments who couldn't access the area before?

I urge the Minister not to approve this proposal in its current form.

The proposal would greatly contribute to the loss of the village and historic feel of the area.

Sydney cannot afford to lose areas such as this to development that is slowly making the city boring and soulless.