

160 Oxford Street – State Significant Development SSD-97528708
Submission from Susan Wyndham, resident at 32 Goodhope Street, Paddington
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I am writing to object to the proposed development for 148-160 Oxford Street and adjoining properties in Shadforth and Gipps Street, Paddington.

I have lived, worked, shopped, dined and walked in the streets of Paddington since the 1960s. I am deeply committed to the unique qualities of this suburb, its historic buildings, its vibrant life and its liveable future. As a child I watched the campaign to save Jersey Road and a swath of houses from development, a victory that helped preserve what residents and visitors love about the area.

We are now seeing the first steps in a new assault on Paddington's character. If the proposed development is approved, it will signal a capitulation to buildings that are out of scale and style with their surroundings.

The current proposal places an eight-storey building in a position where it will loom over the two-storey terraces and cottages behind it and be visible from many nearby properties and streets. This is unacceptable anywhere in a heritage area and especially damaging to an intact village of Paddington's oldest houses. Its position opposite Victoria Barracks is an insult to the graceful, low-rise buildings of that historic precinct.

The design of the building is generic, bombastic, and takes no account of its neighbours. The suggestion that it will increase affordable housing is ludicrous as it replaces a modest block of small apartments and its affordable component is temporary.

Construction of the apartments and four levels of underground parking will risk serious or fatal damage to the existing houses.

I am not opposed to all development in Paddington. There are sites where sympathetic new buildings have enhanced Oxford Street, such as the replacements for the old Academy Twin and Olympic buildings. I accept that we need to increase housing and I am not a fan of Victorian pastiche, but the current proposal is greedy.

Any new building should be no higher than the neighbouring houses and pay respect to the area. Too many suburbs of Sydney are being turned into medium- and high-rise corridors that resemble any city in the world. Paddington should not be one of them.

No doubt this site will eventually be redeveloped because the existing building will reach its age limit and has no special features, but please protect the residents who rent these flats and rethink the way the site should be used. There is a great opportunity to show Sydney how to be creative, practical and appealing.

