

Attn: Assessing Officer

Department of Planning, Housing and Infrastructure

MIXED USE DEVELOPMENT WITH INFILL AFFORDABLE HOUSING – 160 OXFORD ST, PADDINGTON - REF: SSD-97528708

Dear Sir/Madam

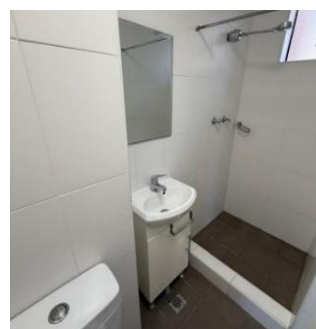
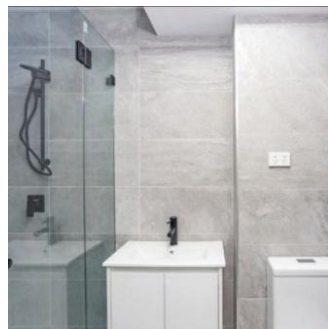
Thank you for allowing me to comment on this proposal. My name is Ms Graham and I am currently a disabled tenant of the studio apartment block 'Bangheet', located at 160 Oxford street Paddington NSW 2021. I have lived there for nearly 10 years during which time I have attended both UNSW, as a student and St Vincent's Hospital, as a patient.

I am objecting to this proposal for the following reasons;

1. The demolition of Bangheet is unnecessary
2. The Social Impacts are unjustified
3. The Visual Impacts are inappropriate
4. The Health and Safety Impacts are inadequately addressed

BANGHEET

- a. Bangheet was built 60 years ago
- b. The design references the 'Little Victorian Village' and it functions as such





The above 10 internal photographs of the studio units at Bangheet are a small sample sourced in accordance with requirements of © Realestate.com

- c. The front render and painted exterior features were last painted approx. 8-9 years ago. I have observed that the studio units have been renovated and refreshed on a regular basis during my tenure. Bangheet has serviced the needs of the local community well since its inception



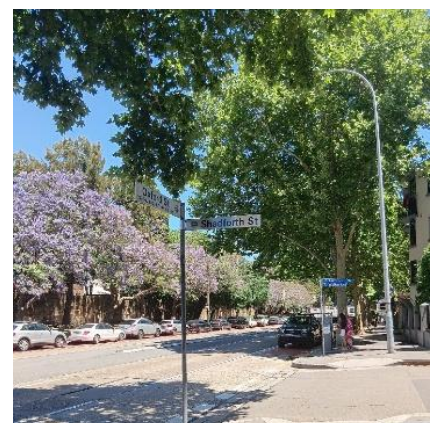
The above 8 photographs are a small selection of photographs that were taken in February 2026 by the writer and incl. a front Oxford street perspective

- d. Of Bangheet's many facilities its' kitchen garden is its' most prized and enjoyed by those who live there; the concrete stock troughs provided by the former owner facilitate that amenity

SOCIAL IMPACTS

Flagship Paddington Investment - Whole Block 27 Units

Offered for the first time in 60 years, this exceptional three-story walk-up presents a rare opportunity to secure a premium investment in the heart of Paddington. Comprising 27 fully leased studio apartments-many of which have been tastefully renovated to deliver modern, comfortable living-this property combines strong immediate returns with compelling long-term potential.



The Flagship Paddington screenshot above is from © Realestate.com reproduced in accordance with its copyright guidelines and appeared widely over property sites with little alteration. Two additional photos taken in November for comparison to others produced by the arbortor showing the amenity and cooling shade of the Oxford street London Plane trees and purple Jacaranda display that attracts brides every year for their wedding photos. The following screenshots are samples of a larger cohort of price expectations which included rentals in Paddington from © Domain.com (green) and © property.com

5/160 Oxford Street, Paddington NSW 2021

1
 Studio

Track property

Estimated value

LOW

MID

HIGH

\$770k

\$900k

\$1.03m

Low accuracy

Updated 02 Mar 2026

Property features

The property details of 5/160 Oxford St, Paddington can help you make the decision if this property is right for you

Key features

Last updated in Apr 2024

Bathrooms: 1
 Land size: 902m²

Mobile coverage: 5G
 Type: Flat apartment

Go to source

About the property

5/160 Oxford Street is a 1 bathroom flat apartment in **Paddington**. It sits on a **902m² lot**. The property has a **\$570,000 estimated value**. It is located within **Woollahra council**, with no bushfire or flood overlays detected. We have detected a heritage overlay on this property. It is within the catchment of Glenmore Road Public School and Inner Sydney High School. It has reliable NBN Hybrid Fibre Coaxial and 5G mobile coverage.

PropTrack

2/160 Oxford Street, Paddington NSW 2021

1
 Studio

Track property

Estimated value

LOW

MID

HIGH

\$770k

\$900k

\$1.03m

Low accuracy

Updated 02 Mar 2026

2/160 Oxford Street, Paddington NSW 2021

1
 Studio

Track property

Estimated value

LOW

MID

HIGH

\$770k

\$900k

\$1.03m

Low accuracy

Updated 02 Mar 2026

Property value

Last updated 23 Feb

MEDIUM CONFIDENCE

\$537,000

\$430k

\$640k

Low range

High range

About the property

2/160 Oxford Street is a 1 bathroom flat apartment in **Paddington**. It sits on a **902m² lot**. The property has a **\$537,000 estimated value**. It is located within **Woollahra council**, with no bushfire or flood overlays detected. We have detected a heritage overlay on this property. It is within the catchment of Glenmore Road Public School and Inner Sydney High School. It has reliable NBN Hybrid Fibre Coaxial and 5G mobile coverage.

PropTrack

1/160 Oxford Street, Paddington NSW 2021

1
 Studio

Track property

Estimated value

LOW

MID

HIGH

\$880k

\$1.02m

\$1.15m

Low accuracy

Updated 02 Mar 2026

Property features

The property details of 1/160 Oxford St, Paddington can help you make the decision if this property is right for you

Key features

Last updated in Apr 2024

Bathrooms: 1
 Land size: 902m²

Mobile coverage: 5G
 Type: Flat apartment

Go to source

About the property

1/160 Oxford Street is a 1 bathroom flat apartment in **Paddington**. It sits on a **902m² lot**. The property has a **\$550,000 estimated value**. It is located within **Woollahra council**, with no bushfire or flood overlays detected. We have detected a heritage overlay on this property. It is within the catchment of Glenmore Road Public School and Inner Sydney High School. It has reliable NBN Hybrid Fibre Coaxial and 5G mobile coverage.

PropTrack

- Bangheets was put up for sale in May 2025 and there was considerable interest by investors. Unfortunately, the fiscally prudent figure of \$15-16 million of investors, could not compete with over-value price of a competitive developer, theorised to have been \$23 million. The 40% land and rental re-evaluations appear to support this. This upward pressure on rents and local property prices assists no one in the current housing crisis. Further, the developer has only finalised the purchase of 160 Oxford street and the acquisition of 142-148 Oxford street, 13 Gipps street and 6 Shadforth street, at price points suggested to be 2-3 times market, can only add to local market pressure
- The loss of 27 studio units, ideal for very low-low income renters, will result in significantly fewer rental options in the Paddington market for local university students, retired pensioners and artist

creatives. I have been actively seeking suitable very low income affordable housing or community housing for a decade and I must say the market continues to become more dire.

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).

What are the anticipated traffic impacts of the proposal?

How are construction impact being managed?

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?

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?

Concerning screenshots from the applicant's website © Oxford160.com

PROJECT No.1 Onslow Place	PROJECT Paddington
LOCATION Elizabeth Bay	LOCATION Paddington
COMPLETION 2025	COMPLETION 2028
PROJECT STATUS Under Construction	PROJECT STATUS In Planning

grahamgraham4711 2w
@coulumbisnick So when are we actually going to see completed projects... you rebranded 4 years ago but none of your projects have completed. Watching Toohey Miller has become like watching a giant inflationary realstate scheme... Warada was gorgeous, but 4 years later you dont even acknowledge it...

coulumbisnick 2w
@grahamgraham4711 a four year lifecycle is typical of projects in Sydney. Our first project no 1 Onslow Elizabeth Bay should complete in Q2 of the is year, along with three other projects in Mosman and Potts Point later this year. Without understanding the fundamentals behind projects I would like to know where "inflationary scheme" comes from?

The first two screenshots above are from © Toohey Miller and the following two screenshots are from an Instagram open forum exchange @ Paddington United. These last two have had a word removed to ensure there is no compliance concerns with the department's lodgement criteria

- c. I was a massive fan of Warada on Walker, North Sydney, when it first gained approval in 2022. Since then Toohey Miller has added, I believe, 7 further projects, none have as yet reached completion. How do you calculate the construction impacts of a project being proposed by such a young company, one that has as yet to establish its own legacy?



Photographs taken by the writer showing Shadforth Street entrance to Bangheet and the contentious electricity pole that could easily be relocated beside the project premises to avoid interfering with 8 Shadforth streets amenity and access

- d. I note in the Arboriculture report the intention to retain trees 14-18 in Shadforth Street. Whilst this is a two-way street it functions as a narrow one way. The parking site in 6 Shadforth street requires a 3-point turn to use via Bourke Lane opposite to it. Bangheet has steel crash bar required when cars parked in Shadforth street necessitate a very tight turn. For the Varga Traffic Plan to be implemented, resident parking and trees 14-18 would need to be removed as the turns otherwise are too tight.
- e. I noticed that an electricity pole is to be moved to allow access to the two-way entry to the project's carpark. Why is it being proposed to be moved to outside 8 Shadforth interfering with that household's access and amenity?

VISUAL IMPACTS

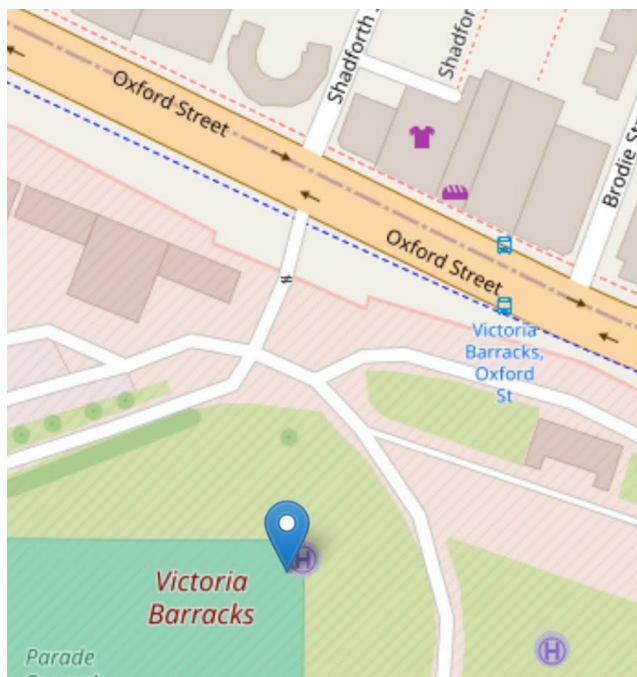
- a. Examining Leigh Brennan' Arboriculture Impact Report I was dismayed to note that the London Plane Trees 2-5 were all examined in either winter (9months ago) or spring (4 months ago) and given 'fair' only condition reports. These 80-year-old trees were given a 'medium' life expectancy rating of 10-40 years, noting that they live between 200-300 years on average, with the most common cause of death cited as to due to construction activities. They all have a 'medium' retention value, that is 'consider for retention'. There is no mention of what impact on the trees' stability, excavation along the entire length of the southern property line (no setback) leaving only 2.8m of root system (on their northern side) will have. Noting that for half the year the London Planes, being deciduous, have no leaves, on what basis can they be included in the Oxford street visual impact assessment provided by the Developer?



The above photographs were taken by the writer of repair evidencing damage the Oxford street London Plane trees have done over their 80years to footpaths and water and sewerage pipes which required replacement

- b. There has been a long history of Plane tree invasion in Bangheet and Gladiator Plumbers Pty Ltd and Woollahra council are likely to be able to be helpful to that end. City Of Sydney archives regarding their age is helpful. Some of the repair work is detailed above. In the event this project proceeds I again raise the practical issue of the plane trees survival and pretty footpaths. Are these not inconsistent realities? What is plan B?

HEALTH AND SAFETY IMPACTS



© World-airport codes.com



© Victoria Barracks – the pink spots indicate Army helicopter landing spots

- a. Bangheet is approx... 60m from the Victoria Barracks Helipad. This site is listed for divestment however, until such time that Airservices Australia revises its northern authorised helicopter approach information the only recognised obstruction is the London Plane Trees. I note that take off and landing advice is that it is desirable this is done from the south, however, the army has often used the northern approach when landing, hovering directly over Bangheet. Further, the proposed building height appears to breaches the OLS. An Aeronautical Impact Assessment should be required until such time that Airservices Australia confirms the flightpath has been deactivated

CONCLUSION

In conclusion, I have offered only a small sample of available evidence and topical concerns in my submission and remain very mindful that Toohey Miller is currently my landlord. During the sales process a year ago, the current managing agents were over-heard advising potential investors again and again of the local student patronage regarding Bangheet. It was, and remains, a good long term investment, at the right price point, having a dedicated local user base. Furthermore, the density offered by Bangheet, once gone, can no longer be replicated due to government and market controls.

That noted, as best as I can tell there is no local opposition generally to development in the area. Just that it needs to be cognoscente of Paddington's current built environment and local needs. This proposal isn't

Thank you for accepting my submission