

APPLICATION No.- SSD-97528708

LOCATION- 160 OXFORD STREET PADDINGTON 2021.

APPLICANT- THE TRUSTEE FOR TM NO. 8 DEVELOPMENT UNIT TRUST.

COUNCIL AREA- WOOLLAHRA MUNICIPALITY.

CONSENT AUTHORITY- MINISTER FOR PLANNING AND PUBLIC SPACES.

Alan Johnson,
3 Margaret Place,
Paddington, 2021.

4th March, 2026.

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Dear Minister,

This letter is in regards to the proposed development located at 160 Oxford Street, Paddington by developers Toohey Miller, under the N.S.W. Affordable Housing Project Scheme.

I strongly object to this proposed development as it does not accurately address the affordable housing criterion objectives the government intended. The proposal to build a 9+ storey apartment block, and to accommodate 12 affordable housing units within the apartment block, is totally misleading and being rorted by the developers to seek more floor space and height within the proposed building.

This development company is wanting to demolish an apartment block that houses 27 units that are priced at \$500 or less per week, then incorporate 12 so called affordable units in their luxury upmarket apartment block of 44 units. They are exploiting the meaning of affordable housing as these units at current market prices for this area would be too expensive for anyone to rent who doesn't earn at least \$90,000 p.a. or more (even at \$90K it would be difficult). A one bedroom unit in a modern up market complex with car space (Women's Hospital Unit complex as an example) rent for \$900+ a week. At market value less the 25% reduction given, the rent would be \$46,800 p.a. Taking into consideration you still have to pay tax and medicare levy that's another \$21,388 p.a. leaving \$21,812 to live on over 12 months. (You still have to pay your bills, food, car, insurance, doesn't leave much if any money left!) This makes it totally unaffordable to anyone who earns \$80,000 or less, they wouldn't be able to survive living here as the rent would be too high to pay.

The objective of this policy was to bring more people on lower incomes back into the inner city suburbs with lower rents, not to cater for people who earn a substantial wage such as \$90K plus, so where are all these other people suppose

to go when they are tossed out of their apartments, it certainly won't be in this complex or any other that is built here.

This development should not be allowed to go any higher than 5 floor which would be more acceptable to the community here and to protect surrounding properties and the heritage of Paddington. Many of the terraces in Paddington go back to the 1800's, excavating a 4 storey car park for this proposal would be devastating to the fragile foundations of these surrounding properties and cause substantial damage.

FACTS-

After looking at the plans on the N.S.W. Government web sight there are actually 10 floors to this building.

The garbage collection is a major problem to the complex as stated in the report and no solution to what will be done about it. The council trucks are unable to collect garbage from Gipps St as the garbage trucks are too wide to enter the street, all bins are dragged down to either Liverpool St or Brodie St to collect garbage currently from residents. If a truck were to collect from Shadforth St for this complex the whole street would be blocked to any traffic entering.

The so called "multiple 8 storey buildings that are already located in Paddington" I would love to know where they all are, as I can only recall 2 of them, most of the higher buildings here are 5/6 floors only.

We don't even seem to know what the building facade is actually going to look like as I have now seen 3 different looks to the finished product.

It is also an overkill of wanting 4 floors of car spaces for a total of 44 units.

Supplying 78 car spaces, motor bike spaces, push bike spaces multiple large storage units, the list goes on for each unit, yet you can't accommodate a garbage truck to collect your rubbish!

Even on their web sight it makes out the building is only 8 floors high, when in fact if you count them it's 10, another misconception to this development.

How is this all going to pan out if approved with a 3 year construction plan and trucks trying to use the streets around here, when even the council garbage trucks can't get up or down certain streets as they are not wide enough to accommodate them. With also the construction of the Oxford Street bike lane throwing the whole of Oxford Street into chaos, producing one lane of traffic on either side of the street and destroying local businesses with it.

There is also a cellar located under 142 Oxford Street which continues all the way to Gipps Street and under 13, 15 and 17 Gipps Street which no-one mentions in any of the reports submitted and starts to fill with water when it rains a great deal, what's the resolution outcome for this old underground cellar!

DESCRIPTION OF PROPOSAL SENT IN LETTER FROM N.S.W. DEPT OF PLANNING- (Informing D.A. now lodged.)

According to the letter just received today from the Dept of Planning informing us of the D.A. being lodged with the state government by Toohey Miller- stating there are only 40 units and incorporating 10 affordable units, yet the plans state there are 44 units with 12 affordable units.

The plans state there are 78 car spaces yet the letter today states 83 car spaces.

The architectural plans on the governments web sight shows there are 10 floors to this building yet the letter received today states there are only 8 floors, what's correct with this development!

The plans lodged have no mention of any swimming pools yet the letter today states there are 2, one on the rooftop the other ground level.

The plans lodged have no mention of having to remove trees from the area yet the letter today states the removal of trees, so what is it! Conflicting information again!

This development should be totally rejected under the Affordable Housing Project Scheme and only allowed to build a 5 storey apartment block at the most if approved. These apartments would be luxury upmarket apartments only, catering for the rich or cashed up investors in this area. Prices for these apartment would be from around 2 million plus and not affordable to a low income person to purchase, even if they tried too.

This is reality and unless the government is willing to purchase properties themselves there will never be affordable housing in this area. The apartment block that developers are targeting to demolish are older buildings where rents are much lower than the newer apartments with car spaces. You demolish these older buildings and this area is for the wealthy only or people like myself who bought here many years ago when it was much cheaper and now would never be able to afford to buy at the current prices and would have to move elsewhere.

This development needs to be rejected at its current proposal!

Sincerely,

Alan Johnson.