

Mrs Angela Armstrong

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14 March 2026

The Secretary

NSW Department of Planning, Housing and Infrastructure

Attention: Victor Casasanta, Assessment Planner
Affordable Housing Assessments Team
GPO Box 39, Sydney NSW 2001

Cc: General Manager, Woollahra Municipal Council

RE: SSD-97528708 FORMAL SUBMISSION IN OBJECTION

Mixed Use Development with Infill Affordable Housing: 148-160 Oxford Street, 6 Shadforth Street and 13 Gipps Street, Paddington NSW 2021

Dear Secretary,

I am the mother of Kate Armstrong, whose house at 8 Shadforth Street, Paddington directly abuts the subject site. I am a frequent visitor to her house and regularly stay there while I visit family in Sydney. I have come to know the immediate area and Paddington in general, first as a student and then as a visitor over the last fifty years.

I address this submission to the Department of Planning, Housing and Infrastructure (DHPI) as the consent authority for this State Significant Development application. I request a formal request be made to the Woollahra Council for their heritage assessment and for this to be given priority in the Department's assessment.

The proposed development involves the demolition of buildings at 142-148 and 160 Oxford Street, 13 Gipps Street (garage) and 6 Shadforth Street Paddington. This will be followed by the construction of an eight storey (nine levels) mixed-use building comprising 40 apartments (including 10 infill affordable apartments), 3 ground floor retail spaces and a four-level basement carpark plus five swimming pools. This submission has very little to recommend it and I raise the following objections:

1. The almost certain likelihood of significant damage to 8 Shadforth Street during excavation less than one metre from the boundary. This is an historic 170 year old terrace on colonial footings — collapse of this and the connected terrace at 10 Shadforth St is more than possible. These disastrous results have been seen regularly with deep excavations such as the Mascot Towers disaster and more recently in Botany Road.
2. The drilling, hammering, excavation and piling will make living in 8 Shadforth Street impossible because of the incessant noise, vibration and risk. Kate will be forced to relocate, all the while meeting the expenses of maintaining her home whilst renting elsewhere.

3. Affordable is the most misused word in this proposal. The 10 affordable housing apartments in the proposal would currently rent for between \$50,000 and \$70,000 per year, necessitating a single income of greater than \$165,000 to avoid rental stress. There are currently 27 affordable studio apartments in 160 Oxford Street. In fact, this proposal reduces the amount of affordable housing available — to zero.
4. The heritage concerns alone should be enough to refuse this proposal. This is one of the best-preserved and original areas of Paddington and Sydney. The local residents go to great lengths to comply with the heritage regulations and are severely restricted in their additions and renovations, so that the character of the area is maintained. An eight storey edifice, towering over its neighbours, three times the height of the current building would fundamentally rupture the community and be the worst of eyesores.
5. The proposed building is set back only 9 metres from 8 Shadforth Street - less than half the distance stipulated in the Apartment Design Guide. The design makes no effort to fit into the surrounding scale or style of the built environment. The basement carpark is far too big for the needs of the building. Oxford Street is well-served with public transport and within walking and cycling distance of the city. Any modern development that so panders to the needs of the car is outmoded.
6. Shadforth Street is a two-way thoroughfare but single lane only. Cars turning into the street from Oxford Street often must wait or reverse back into Oxford Street to allow passage for other vehicles. Large numbers of heavily laden trucks moving into and out of the site onto a single lane street would be chaotic and dangerous for pedestrians, cyclists and other road users. Movement of these trucks would require the permanent removal of parking spots in both directions. The alternative, longer route via Glenmore Road and Liverpool St is similarly narrow, dangerous and disruptive.

I request written confirmation that this submission has been received and that I be notified of the assessment outcome.

Thank you for your consideration of my objections.

Yours faithfully,

Angela Armstrong

11 Goulburn Street, Dudley NSW 2290.