

**Paddington-Darlinghurst Community Group** ( covering parking permit area 15)

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For the attention of the Hon. Paul Scully MP  
Minister for Planning and Public Spaces  
Email: [office@scully.minister.nsw.gov.au](mailto:office@scully.minister.nsw.gov.au) and [osec.corro@dpie.nsw.gov.au](mailto:osec.corro@dpie.nsw.gov.au)

For attention: Ms Kiersten Fishburn, Secretary, NSW Department of Planning, Housing & Infrastructure

Dear Minister and Ms Fishburn,

**Re;SSD-87245208 13-17 Oxford Street and 2 Verona Street, Paddington**

Our Members are very disappointed that that Community only has 14 Calendar days in which to review, digest and comment on such a massive and complex proposal

We offer the following brief comments /objections to what we consider to be an over-development of the sites.

### **1. Affordable Housing**

This proposal does nothing to provide additional affordable housing. In fact the number of Affordable dwelling units on the site will be *decreased* in this proposal.

Currently there are 27 one-bed units, renting at around \$700 per week, whereas the proposal will provide just 14 Affordable units, to be rented only for 15 years at 20% lower than the median rental for Paddington, which is highly likely to be considerably higher than the current rental.

Surely any proposal such as this should provide the Community with additional affordable housing- NOT LESS

## **2. Bulk and height of the proposed building is totally unacceptable in this Heritage Conservation area.**

The 7-8 storeys proposed is too high in the Heritage Conservation area *and* in the streetscape of Oxford Street.

See fig 2 in the EIS which clearly shows that the proposed building will be 2 floors higher than the newly completed Hotel25 next door.

When we attended the Community sessions run by the applicant they said the building would be no higher than the Hotel

We note the institutional buildings on more prominent corners. (St Vincents Hospital and Notre Dame University) are only 5-6 storeys high, while the building to the east across Verona Street is only 4 storeys high. (See Figures 16 and 19 of the EIS)

## **3. Impacts on Rose Terrace:**

**Our Members who live in Rose Terrace are very concerned about the negative impacts on their amenity should this proposal be approved in its current form**

The current proposal has balconies and bedroom windows about 11m away from habitable room windows of the tiny Rose Terrace dwellings.

Nos 16, 18 and 20 Rose Terrace, in the north-east group, will be the most affected by loss of sunlight to habitable spaces from this development.

Fig 63 in the HIS clearly shows how overpowering the bulk and size of the proposal is compared to these historic tiny terraces.

Providing these homes with just the minimum sunlight required by the DCP is not good enough.

4. **Car Parking** – We object to the increase in car parking provision from that set out in the Scoping Application ie from from 30 to 50..

The Applicants supporting documents rave about the transport options surrounding this site yet they want more parking.

This increase in traffic is unrealistic given the proposed traffic restrictions required for the proposed for Oxford St East Cycleway

## **5. Cinemas**

Our Community supports the reinstatement of accessible cinemas.

We are doubtful that providing cinemas on Basement level 3 supports the aims of the Oxford Street Cultural and Creative precinct and that it will contribute to the vision for a vibrant and enhanced street activation for the rejuvenation of Oxford Street.

The cinemas should be easily accessible to ensure that they survive and thrive

### **Summary**

We ask that this proposal is modified in scale and height and that it actually provides additional affordable housing

regards

Will

**Australia- Is, was and always will be Aboriginal land.**

**Australia - Re-settling Boat people since 1788.**