



THE PADDINGTON SOCIETY INC
FOR COMMUNITY AND HERITAGE
EST 1964

For the attention of DPHI Statewide Strategic Planning and Systems Policy Team: 13 March 2026

A New Approach to Strategic Planning: Discussion Paper – Submission

On behalf of The Paddington Society our response is as follows:

The Paddington Society was formed over 60 years ago to preserve Paddington, one of the most significant Victorian suburbs in Australia.

We welcome the opportunity to comment on ‘A new approach to planning and the draft Sydney Plan’.

- Our principal concern is a lack of recognition of the significance of NSW and Sydney heritage, and the importance of heritage identification and preservation. There is hardly any reference to heritage in either document. Yet many places respected, enjoyed, and treasured are buildings, landscapes and places from the past that define NSW and Sydney.
- Current planning changes are denying the significance of our heritage. The role of the Heritage Council and Heritage NSW is being eroded. Heritage protection is being lifted, in the false assumption that heritage is limiting opportunities for additional housing. There is no evidence to support these tragic assumptions.
- The current proposals for rezoning for very high density are in our view raising expectations for property values that will drive the prices of land and housing up and limit the actual delivery of additional housing because of unreasonable land value expectations.
- Density can be achieved with civilised 4 to 5 storey development, rather than very tall buildings that are destroying the skylines and places that are particular to Sydney.

General observations about the draft plans include:

- The draft plans are focused on land use, but necessary strategic plans for related transport, infrastructure, landscape, etc for the next 20 years are not included.
- The plans are focused on the next 5 years, not the next 20 years.
- As noted above, the plans lack serious planning cultural value.
- The climate crisis is given little emphasis in the plan, with the actions limited to tree canopy, important as tree canopy is to the environment.
- Planning objectives have moved from quality to haste.
- Planning power and initiation should be restored as much as possible to local councils and to local people.
- Planning should not encourage ‘one size fits all’ planning. Plans for Paddington have completely different drivers from other parts of Sydney, which have their own unique features and drivers.

- Planning for affordable housing should be based on percentages of income, not percentages of rent.
- No existing genuinely affordable housing should be demolished.
- Planning should commit to the significant provision of additional social housing.
- The new Development Coordination Authority will erode the protections of NSW heritage.

The Paddington Society is very concerned about the direction that planning is now being driven.

Our culture, our history, our natural and built environment will all suffer.

The Paddington Society's concerns regarding the Discussion Paper are based on all of the above, and we trust that the DPHI Strategic Planning and Systems Policy Team will take our concerns into consideration.

Yours faithfully



Esther Hayter President The Paddington Society M: 0411 109 770 E: hayters@bigpond.net.au