



THE PADDINGTON SOCIETY INC
FOR COMMUNITY AND HERITAGE
EST 1964

To Kirsten Fishburn, Secretary DPHIE
142-148, 160 OXFORD ST, 13 GIPPS ST, 6 SHADFORTH ST
STATE SIGNIFICANT DEVELOPMENT SSD 97528708

24 July 2026

OBJECTIONS to RESPONSE TO SUBMISSIONS dated June 2026

Please refer to The Paddington Society submission, including Appendices, to this State Significant Development in our letter of 15 March 2026.

We further object to the applicant's Submissions Report dated 17 June. We find that our 15 March objections have NOT been addressed, and we remain opposed to the development unless significant changes are made.

A summary of our objections follows:

- The requested Clause 4.6 height variation should not be considered as it does not satisfy the Clause 4.6 conjunctive tests, while only the LEP and not the Housing SEPP has a mechanism for flexibility to height standards.
- The proposed built form at eight storeys plus over several lots and without real setbacks does not fit into its historic workers cottage context, zoned R2, nor does it fit into the Oxford St village main street precinct. Located on a ridge, it will have visual impact from many local and further locations.
- This mismatch will prevail into the future as the context is a Heritage Conservation Area which has a very different desired future character, as defined in the Paddington Heritage Conservation Area DCP. This DCP has been in existence and refined over many years to protect the heritage significance of Paddington. The controls represent the best way to guide development in Paddington and should be considered as part of the merit-based assessment.
- Extra households proposed are only twelve over existing households on the site, a negligible increase in housing supply which does not justify the severe impacts on the surrounding Heritage Conservation Area.
- The built form will diminish the heritage significance of the nationally listed Victoria Barracks precinct opposite, including its curtilage—in terms of visual impact and from over-shadowing and overlooking.
- The significant London Plane trees along the Oxford St frontage are in danger of failing due to the excavation and pruning proposed. They are not a mitigation of bulk or scale.
- The proposal for 4 basements, to accommodate well above minimum car spaces, encourages car dependency in this well-located position, as well as severe de-watering, vibration, traffic, water table and excavation waste disposal impacts.
- Separation distances from balconies to private backyards do not meet ADG distances on this site which is adjacent to R2 zoning, affecting neighbours' privacy.
- The height and bulk bonus claimed from the provision of Affordable Housing does not meet the 'pub test' as genuine affordable housing will be reduced by the proposal (11 to be provided, replacing 27 existing).

Proposed Mitigation - comments

The applicant has made small changes to the original SSD submission:

Addendum B Drawings: We welcome the increase in unit numbers, the inclusion of 6 one-bedroom apartments, and the more equitable location of affordable units, as this improves housing choice.

However, the height reduction of 1.2m in 31.4m is insufficient in this heritage context, and is only a reduction of less than 4% of the total height; there are no studio units; and the addition of planters to north balconies does very little to reduce over-looking nor do they reduce the bulk and scale of the proposal.

Addendum G Heritage Response Statement – The applicant relies on the screening provided by trees to justify bulk and scale impacts on Victoria Barracks building B13, but trees are fragmented, deciduous and/or ephemeral and should not be counted. For the same reasons, trees are also not an argument which reduces the impact of the proposal's overshadowing of the reserve, Barracks wall and the Edwardian buildings behind. There is no assessment of northern views from the main Barracks building, B1, the most significant on the site, which will be badly impacted by the proposed building's bulk and scale above the sandstone walls. We note that the shadow diagrams at Figure 6 do not show the shadow on the sandstone walls, nor on windows to the buildings behind.

The 'changing skyline' argument seems irrelevant in this Heritage Conservation Area context – it is this proposal which would change the skyline to the Barracks' detriment.

Addendum O Amended Visual Impact Assessment – The Oxford St viewpoints shown rely on summer tree foliage to mask the true visual impact. The addition of an LMR building envelope for 126-140 Oxford St is not valid as the landowner has publicly refused to develop to this height.

Additional viewpoints in surrounding streets are welcome; however Viewpoints 3, 4, 5 and 7 illustrate the jarring bulk and scale the proposal will have in the neighbourhood. Viewpoint 8 again relies on trees to screen the impact.

Conclusion

This DA will cause enormous damage to the HCA, with its incompatible bulk and scale and loss of neighbours' amenity, while providing very little new housing and a significant net loss of genuinely affordable housing. We reiterate the invite from WMC Councillor Harriet Price that you and the Minister visit the site to better assess this development.

We note that the Department has stated that LMR and Affordable Housing uplifts are not a right, and that each development needs to be assessed on its merits.

On the basis of the above impacts, **we ask that the Department refuse the Application.**

Thanking you for this opportunity,



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