

18 June 2026

The Hon. Paul Scully, MP
Minister for Planning and Public Spaces

Sent via: www.nsw.gov.au/nsw-government/ministers/minister-for-planning-and-public-spaces

Dear Minister

164-172 and 174-194 William Street Woolloomooloo

The amended development has not resolved issues around housing affordability, excessive bulk and scale, and car parking raised in previous submissions including mine and I ask that you ensure these matters are appropriately addressed before the project can proceed.

Affordable Housing

New South Wales is in a housing affordability crisis and the need for long-term affordable homes that people on low incomes and essential workers can live in is now more important than ever. For housing to be genuinely affordable, it must be provided in perpetuity with rent capped at 30 percent of household income, otherwise it is nothing but land-banking.

The proposal would only provide affordable homes for 15 years and now the number of these temporary affordable homes has been reduced from 60 to 58 under the revised proposal, creating a net loss in homes for those who need it.

The 30 percent height and floor space bonus on affordable housing grounds has not been justified.

Bulk and Scale

The City of Sydney approved plan for the site sympathetically provided for an extensive uplift in development while protecting local amenity because it avoided a tower. The proposed tower has now increased in the revised proposal from 18 storeys to 19 – the initial proposal was eight storeys.

The tower would create unacceptable wind conditions on William Street and have significant and unacceptable impacts on light and views for Darlinghurst residents close to the site.

The tower should be reduced to the height originally approved by the City of Sydney.

Car Parking

The revised proposal has increased the already excessive number of car parking spaces for future residents. The area is close to buses and trains in Kings Cross and is walking distance from groceries, medical services, hospitality venues, shops, education and jobs.

The government is planning to develop around transport hubs to prevent traffic congestion but if new buildings provide excessive car parking, the areas will become clogged and unable to cope with further development.

Car parking provisions should be significantly reduced to prevent unnecessary car use.



Could you please ensure the development delivers genuinely affordable housing in perpetuity, and reduce the height of the tower and the number of car parking spaces?

Could you please ensure this letter is taken as a submission for the purpose of the department's environmental impact assessment?

Yours sincerely

A handwritten signature in dark ink, appearing to be 'AG', with a long horizontal stroke extending to the right.

Alex Greenwich
Member for Sydney