

Our ref: Residential Flat Building at 40-76 William Street, Leichhardt (SSD-119545240)

Mr Andrew Doueih
Development Manager
ANPRISA PTY LTD
447-451 Parramatta Road
Leichhardt, NSW 2040

7 August 2026

Subject: Response to Submissions

Dear Mr Doueih

The exhibition of the development application and environmental impact statement (EIS) for the Residential Flat Building at 40-76 William Street, Leichhardt (SSD-119545240) ended on 28 July 2026.

We have placed all submissions on the NSW Planning Portal: [Residential Flat Building at 40-76 William Street, Leichhardt](#).

We now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021.

The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report.

The Department also received feedback from the community (outside of the exhibition process) that related to:

- The proposed height and scale of the development and lack of consideration of a previous Land and Environment Court decision
- The capacity of public transport infrastructure to cater to the proposed increased density
- Traffic impacts including:
 - Lack of traffic calming measures to manage traffic entering and exiting the development
 - Pedestrian safety concerns
- Overshadowing, privacy and wind tunnelling due to the proposed development
- Loss of views to natural surroundings and distant views from properties within the vicinity of the site

- Noise and dust impacts during construction
- Lack of affordable housing
- Pressure on existing infrastructure such as green space, sporting infrastructure, schools, and hospitals
- Capacity of servicing infrastructure (e.g. communications, water, sewerage and drainage).

The Department requires a response on how these issues will be addressed. Please provide a response to these issues in the submissions report.

The Department is preparing a Request for Information (RFI) letter that will be issued shortly. The Department requires a consolidated response to the submissions and RFI by **11 September 2026** via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact Caitlin Hopper, on 02 8275 1278 or via email at caitlin.hopper@dphi.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Silvio Falato".

Silvio Falato

Team Leader Housing Delivery Assessments

as delegate for the Planning Secretary