

Severely Concerned Owners of Darlinghurst SP 20087

13 November 2025

Subject: Formal Objection to Proposed Mixed-Use Development with in-fill affordable housing, 164 - 194 William Street, Woolloomooloo

Introduction

I write to formally object to the proposed mixed-use development on the grounds of its significant and adverse impacts on community amenity, safety, and compliance with planning objectives. While we acknowledge the importance of urban renewal, this proposal fails to meet critical standards and raises serious concerns that affect the livability and character of our neighborhood.

1. Traffic and Access Concerns

The development proposes excessive basement parking (316 spaces), which exceeds planning controls and contradicts sustainable transport principles. William Street is already heavily congested, and the use of narrow laneways for access will worsen traffic flow, increase air and noise pollution, and compromise pedestrian safety. These impacts undermine NSW's strategic objectives to reduce car dependency and promote walking, cycling, and public transport. Emergency service access will also be compromised, posing a direct risk to community safety.

2. Obstruction of Iconic Views

Residents of SP 20087 currently enjoy panoramic views of Sydney Harbour, the Opera House, and the Harbour Bridge—views integral to property value and amenity – ultimately a key decision factor in our investment just 3 years ago. The proposed building envelope breaches local and SEPP height controls, resulting in devastating view loss. The submitted Visual Impact Assessment is flawed, relying on drone imagery and inaccurate baselines, and fails to apply the Tenacity principles of equitable view sharing.

3. Misuse of Affordable Housing Provisions

The proposal seeks substantial bonuses under SEPP Housing 2021 without meeting the minimum 15% affordable housing requirement, providing only 14.96%. Furthermore, the design of these units fails to meet Apartment Design Guide

standards, offering poor internal amenity and minimal private open space. This misuse of planning incentives prioritizes developer yield over genuine community benefit.

4. Public Parks and Social Safety

While green spaces are included, the proposed parkland lacks passive surveillance and essential support services. Without these, the spaces risk attracting vulnerable populations without adequate infrastructure, creating safety (visible drug users that often leave needles behind), and dignity concerns. Similar patterns in nearby parks (Rosebank, Green, Daffodil) highlight the need for proactive social impact mitigation measures developed in consultation with local outreach groups.

Our Requests

In light of these concerns, we respectfully urge Council and Planning Panels to:

- Reject the proposal in its current form.
- Commission a comprehensive Traffic Impact Assessment, including peak-hour and emergency access modeling.
- Require detailed social impact mitigation measures in collaboration with community stakeholders.
- Ensure compliance with planning controls, equitable view sharing principles, and genuine affordable housing standards.

We trust that these objections will be given due consideration to uphold the safety, character, and livability of our community.

Sincerely,

Severely Concerned Owners of Darlinghurst SP 20087