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URBIS

SEARS REQUEST

164-172 and 174-194 William
Street
Woolloomooloo

Prepared for

WILLIAM STREET NOMINEE

13 February 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Project Code	P0036191
Report Number	For submission V1



Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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1. INTRODUCTION

This request has been prepared on behalf of William Street Nominee (the Applicant) to provide a detailed description of the proposed infill affordable housing development at 164-172 and 174-194 William Street, Woolloomooloo.

It has been prepared to request industry-specific Secretary's Environmental Assessment Requirements ('SEARs') from the Department of Planning, Housing and Industry (DPHI).

The following sections identify the applicant for the project and describe the site and proposed development.

1.1. APPLICANT DETAILS

The applicant details for the proposed development are listed in the following table.

Table 1 Applicant Details

Proponent	William Street Nominee
Postal Address	L8, 14 Martin Place, Sydney NSW 2000
ACN	642 735 260
Nominated Contact	John Fitzgerald – Development Manager

1.2. SITE DESCRIPTION

Table 2 Site and Project Overview

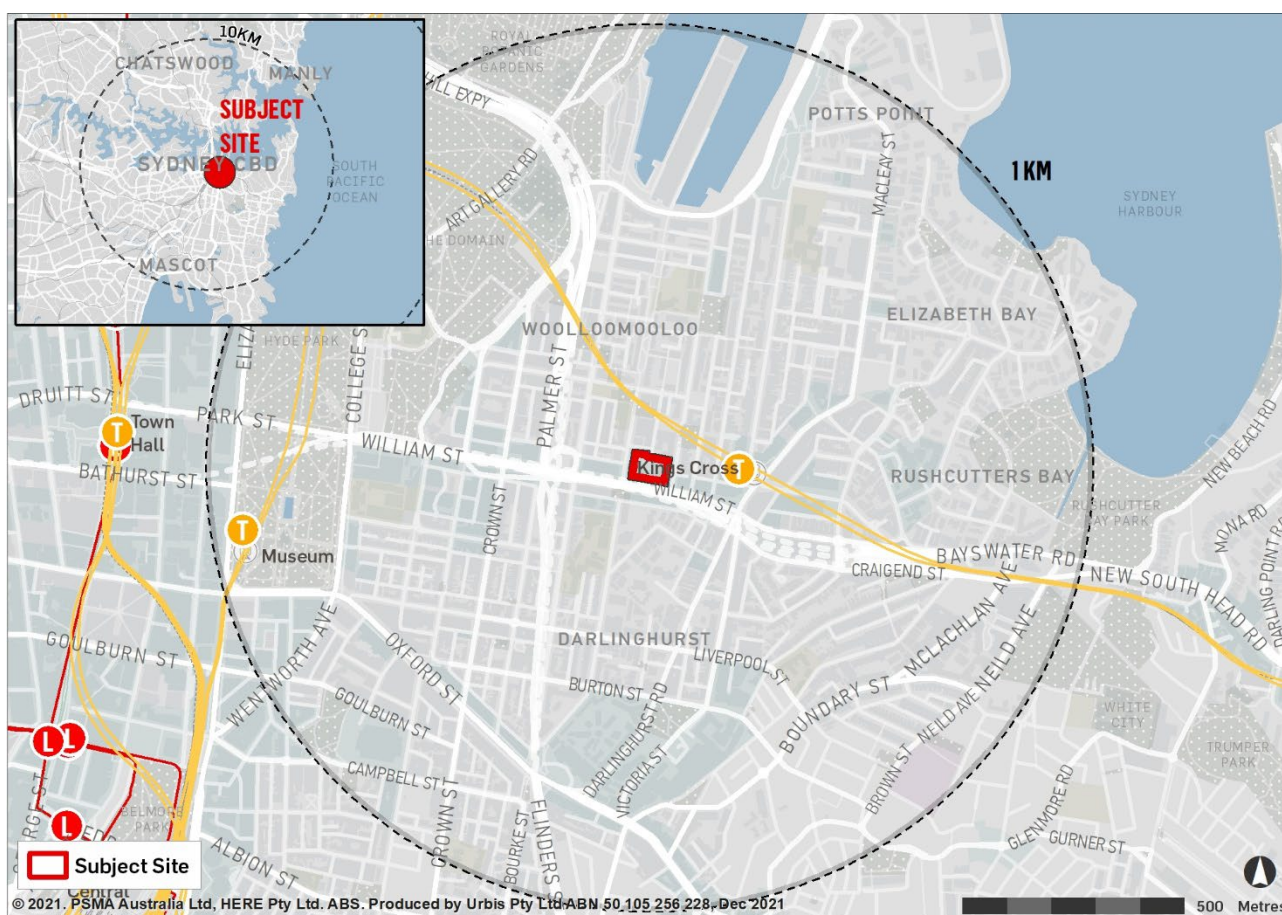
Matter	Description
The Site	Bayswater
Country	Gadigal Country
Street Address	164-172 and 174-194 William Street, Woolloomooloo, Sydney, NSW, 2000
Legal Description	Lot 52 DP 1049805 and Lot 1 DP 816050
Site Area	6,398m ²
LGA	City of Sydney
Existing development	The site is located on southern boundary of the suburb of Woolloomooloo at the intersection of adjoining suburbs of Darlinghurst and Kings Cross and currently contains a warehouse style structure and glass office building.
Land Configuration	The site comprises a regular shaped allotment with a frontage of approximately 88.5m to William Street in the south and 66.5m to Dowling Street in the east, 66.5m to Forbes Street in west and 36.2m to Judge Lane in the north. The site has a moderate fall in gradient from the south-east (corner of William Street and Dowling Street – RL24.8) to the north-west of the site (corner of Judge Lane and Forbes Street – RL12.9).
Surrounding Uses	Woolloomooloo has a hybrid character of modern multi storey buildings and later 20th century Victorian styled terrace housing. The surrounding development includes: • 'Woolloomooloo Heritage Conservation Area', is located to the north of the site, with numerous heritage items including Victorian styled

Matter	Description
	residential terrace housing to the southern ends of Dowling Street and Forbes Street. Further north is the Woolloomooloo finger wharf which is home to numerous food and drink premises and Ovolo hotel. • Avis Car and Truck Rental and Campervan Rental is located to the east of the site fronting Dowling Street and William Street, which are located at the ground level of a multi-storey residential building. Further east, is the 'Coca-Cola' billboard and Kings Cross. • On the opposite side of William Street, to the south, includes mixed used buildings with ground floor retail and residential apartments above. • Closer to William Street to the west is a 10-storey glass commercial building and 6-storey rendered mixed use building with retail tenancies on the ground floor and residential apartments above.
Site Access and road network	The site is located on the northern side of William Street, which is historically one of the first major transport routes from the east to the CBD and is still a key gateway corridor to Sydney CBD. The site is on the boundary of Woolloomooloo and Darlinghurst, which is well serviced by public amenities such as supermarkets, cafes, destination retail shops. The site is proximate to King Cross, a significant commercial centre with a railway station providing fast public transport to the Sydney CBD and Bondi Junction. Beyond the rail connection, the site is well serviced by buses along William Street, serviced by routes 324 and 325. Vehicular access to the site is currently obtained from Forbes Street and Dowling Street, with multiple vehicular cross overs along Forbes Street.
Easements and Covenants	The site survey plan identifies five easements across the site, including: (A) Right of carriageway (B) Easement for rock anchors 1.2m wide (C) Easement for rock anchors 4.865m wide (D) Easement for electricity and other purposes (E) Right of way. Easements A will be extinguished once the site is amalgamated. Easement D and E relate to the existing substation and access to that substation. These easements will be relocated to reflect the location of the new substation as part of the detailed design. Easements B and C relate to the Cross City Tunnel below the site and are to be considered in the design.
Services & Utilities	The site is located within an established urban area within which all utility services exist and are capable of being augmented to accommodate the proposed development.
Contamination	A Detailed Site Investigation (DSI) was undertaken by Douglas Partners to accompany D/2022/139. The report outlined that based on the site history, site features and documented intrusive investigations that the site is likely to be impacted by the following contaminants: • Hazardous building materials; • Underground fuel storage tanks and other infrastructure; • Contaminated fill and natural soil; and • Potential vapour intrusion associated with volatile contaminants & Hazardous Ground Gas.
Stormwater and Flooding	Flood results show that the site is flood affected along all boundaries. The flood depths are deepest along Judge Lane, where the land slopes. Peak 1% AEP flood levels along the site boundary vary from 25.00m AHD at southeastern site boundary to 13.00m AHD at northwestern site boundary.
European Heritage	The site is not listed as a local or State heritage item nor is it located within a heritage conservation area under the SLEP 2012. The following locally significant heritage items are in proximity to the site: • Former commercial building "Bryson House" including facade and main stairs, 150–166 Forbes Street, Woolloomooloo (I2178) • Terrace group including interiors, 168–172 Forbes Street, Woolloomooloo (I2179) • Former warehouse "Cancer Council" including interior, 153–161 Dowling Street, Woolloomooloo (I2166)

Matter	Description
	• Terrace group including interiors, 167–169 Dowling Street, Woolloomooloo (I2167) • Commercial building “Chard’s Building” including interior, 171–175 William Street, Darlinghurst (I499) • Commercial building “Grenville House” including interior, 177–185 William Street, Darlinghurst (I500) At the sites northern boundary, the site adjoins Woolloomooloo Heritage Conservation Area (HCA). The site is also located to the north of the William Street South HCA, and the Rosebank HCA.
Significant views	The site is located in a sensitive visual catchment, with views available to the Sydney Opera House, the Sydney Harbour Bridge, the Domain, St Mary’s Cathedral, the city skyline and harbour and water views.
Noise	The site fronts William Street which is a classified road and is associated with high levels of acoustic traffic intrusion.

A map of the site in its regional setting is provided at **Figure 1**.

Figure 1 Regional Context



Source: Urbis, 2024

Figure 2 Aerial Photo



Source: Urbis, 2024

1.3. PROJECT BACKGROUND

1.3.1. Concept Development Application (2022/139)

On 7 December 2023, the Central Sydney Planning Committee (CSPC) approved the Concept Development Application (Ref: D/2022/139) for the following:

- Concept building envelope up to a maximum height of RL57.9 (33.4 metres) for a future mixed-use development including:
 - In-principle demolition of existing structures and excavation for 3 basement levels;
 - Indicative construction of three new buildings of 5, 6 and 10 storeys in height respectively, separated by a pedestrian laneway and through-site links and vehicle access from Forbes Street; and
 - Indicative land uses including basement car parking, storage and services, ground floor retail, commercial and residential uses on upper floors.
 - Deferred Commencement was granted on the basis of the execution and registration of a Voluntary Planning Agreement. The VPA has since been registered, with the consent becoming operational on 8 April 2024.

The VPA requires the dedication of 355m² in the north-east of the site for the construction of a 7m pedestrian through-site link connecting Dowling Street and Judge Lane.

1.3.2. Competitive Design Alternatives Process (Competitive Process)

William Street Nominee Pty Ltd undertook a Competitive Design Alternatives Process in accordance with the Concept DA (DA/2022/139). The process was overseen and endorsed by the City of Sydney Council with Urbis Ltd as the competition managers.

The Section Panel consisted of the following representatives:

City of Sydney Representatives	Client Representatives
Kerry Clare (Clare Design) – Selection Panel Chair	Chi Melhem (EMBECE)
Emili Fox (Architectus)	Allen Linz (Rebel Property Group)

The design competition was held on 27 May 2024. The scheme by FJC studio, Studio Bright, and Tribe Studio was selected as the winner of the Competitive Design Alternatives Process as their design best exhibited the potential for achieving design excellence.

The key design principles and qualities of the competition, that should be retained, are provided below:

- *The positioning and scale of the publicly accessible, privately owned park as it improves the quality and amenity of the public domain. Especially regarding:*
 - *Its north-facing orientation on site.*
 - *Provision of solar access to the ground plane and William Street building.*
 - *Increased view-sharing from the William Street building.*
 - *Transfer of building envelope to create space for the park.*
- *The design and landscaping of the publicly accessible, privately owned park.*
- *The indicative ground plane area remains open to the sky.*
- *The alignment of the north-south through-site link with a view that the south-western built form aligns with the heritage building on the southern side of William Street.*
- *Realignment of the eastern portion of the east-west through-site link, to line up with Brougham Lane.*
- *Active street frontages along William Street and the publicly accessible, privately owned park are not to be compromised by required services and exhaust grills.*
- *Maintenance of the active ground plane. Especially with regard to the retail laneway and the privately owned, publicly accessible park.*
- *Angled façade treatment to facilitate adequate visual privacy of the northern façade of the William Street buildings where it directly interfaces with the southern edge of the Dowling and Forbes Street buildings. This is considered a suitable design response that preserves privacy but enables solar access and ventilation to be achieved.*
- *Diversity of apartment typologies and the fine grain of the Dowling Street and Forbes Street buildings.*
- *Diversity of the design team (collaboration between Tribe Studio, Studio Bright, and FJC).*
- *Communal facilities in each building (including rooftop space).*
- *Covered through-link in the William Street building with escalators.*
- *Incorporation of Connecting to Country principles.*
- *Access to natural light and ventilation to residential apartments.*
- *Retention of the recessed bands (or similar) at level 6 / 7 of the norther portion of the William Street building. This provides for a solid and visible break and provides a clear separation in building form for the upper levels.*

- *Apartment layouts that support the recessed bands in the upper levels of the William Street buildings.*
- *Materiality, detailing and textures of the Dowling Street and Forbes Street buildings as they are appropriate for the building types and location. In particular, the recycling of materials, where appropriate, for the north-east building.*
- *Imbedded public art in the design of the scheme.*

In addition to the key elements for retention, the selection Panel recommended further refinement and resolution of the competition scheme. These largely related to materiality, floor to floor eights, internal apartment layouts and commentary around the new internal park.

2. PROJECT

The proponent is seeking to redevelop the site for the purpose of a mixed-use development containing residential, commercial and retail uses as well as a high quality public domain and improved through-site connectivity.

Consistent with the Housing SEPP, William Street Nominee seeks to redevelop the site as a mixed-use development with 15% affordable housing (to be maintained by a CHP for a minimum of 15 years).

Under the provisions of Chapter 2, Part 2, Division 1 of the Housing SEPP, up to 30% additional floor space and height can be provided in addition to the maximum floor space and height controls that currently apply to the site.

Whilst containing other land uses, the residential component of the development scheme being considered would exceed the \$75 million threshold to be considered SSDA under Section 26A of the Planning Systems SEPP.

The proposal seeks to celebrate the heritage context of the site, consistent with the winning scheme of the Competitive Design Alternatives Process, to achieve a built form that acknowledges the terrace and warehouse style of existing developments in the area.

This section outlines the key features of the proposed development.

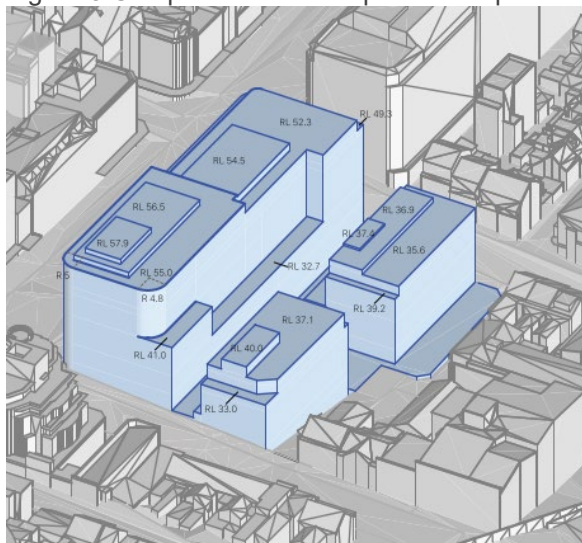
2.1. PROJECT OVERVIEW

Table 3 Project Summary

Key Element	Proposal
Project Area	6,398m²
Project Description	- Bayswater Development - Mixed-use residential and commercial development comprising 4 building forms with a central publicly accessible park
Gross Floor Area	33,035.86m²
Building Height	Varied heights being 28.5 and 61m
Floor Space Ratio	5.16:1
Affordable housing	Potential for additional 60 affordable apartments

Indicative plans of the concept envelope and competition winning envelope is shown below in **Figure 3**.

Figure 3 Comparison of concept and competition-winner envelope



Picture 1 Concept envelope (D/2022/139)



Picture 2 Competition winning scheme envelope

Source: *fjcstudio*

Source:

2.2. DETAILED DEVELOPMENT DESCRIPTION

The proposal seeks to deliver a mixed use development, utilising the 15% affordable housing uplift bonus provided under the Housing SEPP. A Detailed description is provided below.

2.2.1. Site Layout and Urban Design

The proposed site layout is largely driven by the existing site condition and mitigation of potential impacts on neighbouring sites.

An Architectural Design Competition was undertaken in 2024 which resulted in a high-quality urban design outcome that aligns with the desired future character of the area. The Stage 2 Detailed SSDA will utilise this design competition as a base, and provide additional height and floor space through the incentives provided by the new affordable housing provisions within the State Environmental Planning Policy (Housing) 2021.

2.2.2. Bonus Floor Space Ratio and Height

The proposed GFA and Height have been established through the incentives provided by the new affordable housing provisions within the State Environmental Planning Policy (Housing) 2021. The following outlines the methodology for calculating the proposed floor space and provision of affordable housing units.

Calculating the Floor Space Ratio Bonus

"Mixed Use Development" that provides at least 15% of the total residential GFA as affordable housing (in addition to any other required affordable housing under another planning instrument) for a minimum of 15 years are eligible for 30% of the permitted FSR control (in addition to the Height bonus described below).

The 30% calculation is based on the maximum permitted FSR on the land (including any other bonus, such as design excellence etc.).

The calculation of bonus FSR is based on the maximum total FSR of the development.

Therefore, based on the above methodology, the following calculation has been made for this site:

- 164-172 William Street has a FSR control of 4:1 and 174-194 William Street has a FSR control of 3.5:1.
- This results in a combined maximum Base Allowable FSR: 3.61:1 (on a site area of 6,398m²).
- Base Maximum Allowable GFA: 25,412m²

By applying the '30% bonus' to the 'base' floor space above, the following results:

- Base GFA = 25412 m² x 30% = 33,035m²

Therefore, the maximum non-residential and residential GFA is 33,035m²

Affordable housing (15% of 33,035m²) = 4,955m²

Calculating the Height

"Mixed Use Development" that provides at least 15% of total residential GFA as affordable housing (in addition to any other required affordable housing) for a minimum of 15 years will be eligible for 30% of the Height of Building control for residential accommodation (in addition to the FSR bonus described above).

The 30% height is calculated on the maximum permissible building height for the land (including any other bonus, such as design excellence etc.). As the proposal is utilising the design excellence bonus for FSR, the site is not eligible for additional height bonuses. Therefore, the 30% uplift is calculated on the LEP height.

Therefore, based on the above methodology, the following calculation has been made for the site:

- Maximum allowable Height for Northern portion: 22m x 30% = 28.6m
- Maximum allowable Height for Southern portion: 35m x 30% = 45.5m

3. STATUTORY CONTEXT

This section of the report provides an overview of the key statutory requirements relevant to the site and the project including:

- *Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act 1999.*
- *NSW Biodiversity Act 2016.*
- *Environmental Planning and Assessment Act 1979.*
- *Environmental Planning Assessment Regulation 2021.*
- *State Environmental Planning Policy (Planning Systems) 2021.*
- *State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021.*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021.*
- *State Environmental Planning Policy (Resilience and Hazards) 2021.*
- *State Environmental Planning Policy (Sustainable Buildings) 2022.*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy No 65 – Design Quality of Residential Development.*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.*
- *State Environmental Planning Policy (Housing) 2021.*
- *City of Sydney Local Environmental Plan 2012.*
- *City of Sydney Development Control Plan 2012.*

The following table categorises and summarises the relevant requirements in accordance with the DPHI *State Significant Development Guidelines*.

Table 4 Identification of Statutory Requirements for the Project

Details	Comment
Power to grant approval	In accordance with Schedule 1, Section 26A of the Planning Systems SEPP, development to which: • Chapter 2, Part 2 Division 1 of the Housing SEPP applies; and • Has a CIV of \$75M+ (for the residential components); and • Is not prohibited under an EPI applying to the land; and • Will provide at least 10% of the residential component as affordable housing for at least 15 years. Is classified as SSD. 26A Infill affordable housing (1) <i>Development to which State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 applies if –</i> (a) <i>The part of the development that is residential development has a capital investment value of –</i> (i) <i>For development on land in the Eastern Harbour City, Central River City Western Parkland City or Central Coast City in the Six Cities Region – more than \$75 million, or</i> (b) <i>the development does not involve development prohibited under an environmental planning instrument applying to the land.</i> The residential component of the proposed works has an estimated CIV greater than \$75,000,000 and accordingly, the proposal is SSD for the purposes of the Planning Systems SEPP. In addition to CIV, to qualify for the SSDA pathway, the proposal must not be prohibited development. The proposal is permitted with development consent and therefore qualifies as SSD.
Permissibility	The site is zoned MU1 in accordance with the SLEP, the proposed residential led - mixed use development is permitted with consent in the MU1 Zone.
Other approvals	The following Acts were considered but by virtue of the application being SSD and the nature of the proposal, no further approval is required under the following: • <i>NSW National Parks & Wildlife Act 1974;</i> • <i>NSW Heritage Act 1977;</i> • <i>NSW Roads Act 1973;</i> • <i>NSW Water Management Act 2000;</i> • <i>NSW Rural Fire Service Act 1997; and</i> • <i>NSW Protection of the Environment Operations Act 1997.</i> No requirements for other approvals have been identified at this stage.
Pre-conditions to exercise the power to grant consent	• <i>Sydney LEP</i> • <i>State Environmental Planning Policy (Resilience and Hazards)</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>
Mandatory Matters for Consideration	• <i>State Environmental Planning Policy (Housing) 2021</i> • <i>State Environmental Planning Policy (Planning Systems) 2021</i>

Details	Comment
	• <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> • <i>Sydney Local Environmental Plan 2012</i>

3.1. CITY OF SYDNEY LOCAL ENVIRONMENTAL PLAN

The City of Sydney Local Environmental Plan is the relevant LEP pertaining to the site. The concept scheme has been assessed against the relevant provisions of the Sydney LEP 2012 as outlined in Table 5. The proposed development complies with the relevant provisions of SLEP 2012.

Table 5 LEP Compliance Table

Clause	Control	Comment	Compliance
Clause 2.1 Zoning and permissibility	MU1 -Mixed Use	The proposal is for a residential-led mixed use development. This use is permissible within the MU1 Zone.	Yes
Clause 4.3 - Height of Building	A height of building control of 35m on the southern portion of the site and 22m on the northern portion of the site.	The proposed development seeks to utilise the bonus height and FSR established through the incentive provided by the affordable housing provisions within the <i>State Environmental Housing Policy (2021)</i> .	No – the proposal seeks to vary the height of building controls.
Clause 4.4 – Floor Space Ratio	164-172 William Street has a FSR control of 4:1 and 174-194 William Street has a FSR control of 3.5:1. This results in a combined maximum FSR for the site of 3.61:1 or 23,102m2 of GFA	The proposed development will have an FSR of 5.16:1 This FSR is achieved by utilising the base FSR for the site, adding the 10% Design Excellence bonus from clause 6.21 of the LEP and the 30% bonus enabled through the Housing SEPP.	Compliant with Housing SEPP, when calculated across the site.
Clause 5.10 – Heritage	The site does not include any heritage items.	At the site's northern, the site adjoins the Woolloomooloo Heritage Conservation Area. The site is also located to the north of the William Street HCA and the Rosebank HCA. The design of the development will consider and provide a sympathetic response to the heritage character of the surrounding areas.	Yes
Clause 6.21D – Design Excellence	The proposed development meets the competition threshold as the HOB proposed is greater than 25m (a trigger for development in areas outside of Central Sydney).	The applicant has completed the Competitive Design Alternatives Process, and the winning scheme is capable of achieving design excellence. The design competition scheme has been used as the basis for this SSDA, with an additional 30% height and FSR incorporated. A 'design integrity' process will be carried out prior to the lodgement of the SSDA/EIS, to ensure the scheme exhibits 'design excellence'.	Yes

Clause	Control	Comment	Compliance
Clause 7.20 DCP/ Concept DA	Specific development within the in the City of Sydney requires the preparation of a site-specific DCP prior to the granting of consent.	A site-specific concept DA has been previously prepared for the site (refer to DA/2022/139). However, section 2.10(2) of the State Environmental Planning Policy (Planning System) 2021 (Planning Systems SEPP) states that the requirement for a DCP/Concept DA does not apply to SSD applications. The existing concept approval on the site will be relinquished as part of an SSD application.	Yes

4. ENGAGEMENT

The following sections of the report describe the engagement activities that have already been carried out for the project, including preliminary community views, and the engagement to be carried out during the preparation of the EIS.

The following sections of the report describe the engagement activities that have been undertaken during the preparation of the EIS and the community engagement which will be carried out if the project is approved.

4.1. ENGAGEMENT CARRIED OUT

Preliminary discussions and a scoping meeting has also been held with key Department staff, prior to the request for SEARs. Once the SEARs are received, the Applicant will proceed with the formal consultation process as part of preparing the Environmental Impact Statement (EIS), as detailed in Section 4.2 below.

Since the completion of the design competition process, and in response to the matters identified by the Panel in the Competition Report, the team has had two Pre-DA sessions with the City of Sydney.

These sessions were held in August and September. The primary matters discussed were:

- Materiality
- Façade treatment and building separation
- Internal apartment layouts
- Modifications to the site levels as a result of the new park and in response to flood planning considerations which has increased the overall building heights.
- Public domain and landscaping, including treatment of the area to be dedicated to Council.
- Provision of an additional vehicle entry point off Forbes Street, separating private vehicles from waste and loading.

4.2. ENGAGEMENT TO BE CARRIED OUT

- Further community and stakeholder consultation will be undertaken in the preparation and assessment of the EIS including:
- Key Stakeholders: it is proposed to consult with the following stakeholders during the preparation of the EIS.
 - City of Sydney Council.
 - Agencies, including TfNSW.
 - Department of Planning, Housing and Infrastructure.
 - Surrounding residents, businesses and local community groups.
- Other Interested Stakeholders: additional stakeholders may be identified during the preparation of the EIS.
- Key Actions: the following actions will be undertaken to keep the community informed regarding the project, obtain feedback from the community on the project and engaged with stakeholders on the detailed assessment of key matters:
- A dedicated engagement strategy will be prepared following the issue of SEARs.
- Additional consultation actions may be identified following further engagement with key stakeholders and DPHI.
- The EIS and supporting documentation will be placed on public exhibition, providing stakeholders with an additional opportunity to review the Project, including the final development plans and the detailed specialist studies and assessment reports accompanying the final EIS.

The proposed actions are consistent with the community participation objectives in the Undertaking Engagement Guidelines for State Significant Projects. An engagement consultant will be responsible for monitoring, reviewing and adapting the effectiveness of the engagement strategy to encourage community participation in the Project.

5. KEY ASSESSMENT ISSUES

The following table outlines the key issues and impacts of the project which will be addressed in detail within the EIS. It also outlines any matters raised by the community and other stakeholders.

Table 6 Key Assessment Issues

Matter	Consideration
Planning Pathway	A Concept DA has been approved over the site and a DEC process has been undertaken in accordance with the design competition brief. Ordinarily the Concept DA would need to be amended prior to consent being granted for the Detailed DA. However, as set out in Section 2.10(2) of the Planning Systems SEPP, the requirement for a DCP/Concept DA does not apply to SSD applications. The amendment to the Planning Systems SEPP was introduced on 2 December 2022 to streamline the delivery of SSD projects. Therefore, the provisions of the Planning Systems SEPP would apply to any future SSDA on the subject site, and a Concept DA will not be required ahead of a detail SSDA submission. Therefore, rather than amending the Concept DA, the Concept DA will be relinquished, as part of the approval of the SSDA.
Design Excellence	The development triggers a competitive design process under clause 6.21D of the SLEP 2012. In accordance with the City of Sydney Competitive Design Process Guidelines and the SLEP 2012, a Competitive Design Alternatives Process was undertaken by William Street Nominee Pty and endorsed by the City of Sydney Council. To facilitate the transition of the Design Excellence scheme to the detailed SSD utilising the bonus height and FSR afforded by the infill-affordable housing provisions, a Bridging Design Excellence process would be undertaken, prior to lodgement of the SSDA.
Connection with Country	The Connecting with Country framework has been established from the ground up. Bangawarra will continue to collaborate with the project artists throughout the design development.
Built Form, Urban Design and Public Domain	The overall design will consider architectural appearance, including façade articulation strategies and landscape treatments, to deliver a high-quality built form outcome. The final architectural package will also detail the rationale for the siting and layout of the proposed development, including loading and access arrangements. Whilst exploring the capacity of the site to accommodate additional housing it is crucial to adhere to the design principles that have been established through the Concept DA and the Design Competition. Key principles established by the Concept DA and Competition Scheme • Streetscape Asymmetry: Maintain the asymmetrical built form of William Street with taller buildings on the north side and lower buildings on the south side. • Building Height Transition: Taller buildings on the north side of William Street, with lower buildings at the rear. • Visual & physical connectivity across the site & continuation of existing laneway network • Pedestrian Amenity & active frontages: Create and enhance active frontages and improve public domain • Sympathetic Urban Form with Bulk and scale to be appropriate for the William Street Boulevard and Woolloomooloo Village • Retention to Solar Access to neighbouring properties • View-sharing • The transfer of building envelope to create space for the New public park.

Matter	Consideration
	The preliminary proposal seeks to accommodate the additional uplift on the site in the least sensitive locations. This may result in a building envelope that varies the building height control, should it prove that this alternative outcome results in better external amenity impacts, comparative to a compliant envelope. The Apartment Design Guidelines (ADG) will also be a consideration as design development continues. The scheme currently meets key ADG amenity criteria relating to building separation (on merits), solar access, cross ventilation, and overshadowing. A complete assessment against the ADG will occur at EIS stage The EIS will outline the proposed development in detail, including analysis of the height, bulk and scale with respect to the surrounding local context. This will include a comprehensive response in relation to: • The interface with surrounding development, sensitive uses and the public domain. • Consideration of the building layout, massing and setbacks. • Visual impact when viewed from the public domain and key vantage points around the site. The EIS will be accompanied by a detailed set of Architectural Plans and Design Report. The EIS will also be accompanied by a BCA Compliance Report and Accessibility Report to ensure the proposed design is capable of achieving compliance with the Building Code of Australia 2022 and Disability (Access to Premises – Buildings) Standards 2010.
Amenity	A detailed assessment against all relevant ADG requirements will be prepared as part of the EIS. The proposed development creates shadow impact on both neighbouring development, and parts of the same development. Consideration has been given to ensuring the proposal will be ADG compliant and deliver a high level of solar access. Solar access was a key issue during the previous concept DA on site and the Competitive Design Alternatives process. The site is highly view sensitive, with existing views from developments to the south to Sydney Harbour, CBD, and Harbour Bridge. Careful consideration has been given to minimise the view loss of these developments where appropriate.
Noise & Vibration	The site is located within a challenging acoustic environment with high levels of acoustic traffic intrusion pertaining to its direct interface with a classified road. Noise and vibration impacts will need to be carefully assessed considering the potential impacts to the development from surrounding impacts and the impact of the development to surrounding land uses. Detailed consideration will need to be given to the potential cumulative impacts during both the construction and operational phases of the development considering the approved and likely future development within the locality. A Noise and Vibration Impact Assessment will be prepared in accordance with EPA guidelines and Australian/International standards in accordance with the SEARs. This assessment will be undertaken in accordance with applicable legislative requirements, policies and guidelines. The assessment will detail the following: • Construction and operational noise (i.e., vehicular movements) and vibration impacts on nearby sensitive receivers and structures. • Noise generation from sources associated with the development will need to be effectively insulated or otherwise minimised (i.e., mechanical plant equipment, noise from the communal outdoor areas on the rooftops and the retail areas at ground floor). • Mitigation measures and design solutions will likely be required to ensure that the development operates within the relevant criteria required.

Matter	Consideration
Visual	The site is located in a highly sensitive visual catchment, with views available to the Sydney Opera House, the Sydney Harbour Bridge, the Domain, St Mary's Cathedral, the city skyline and harbour and water views. Extensive view studies have been undertaken to inform the reference scheme utilised in the Design Excellence Competition. The FJC scheme was successful in winning the competition partly due to the reworking of the ground plane which improved view sharing to the William Street building. This feature of the design is to be retained in the detailed SSD. The concept envelopes were massaged to enable view sharing to the greatest extent possible. This has resulted in a number of steps within the building envelope. Further view studies will be undertaken to inform the final design of the Detailed SSD and to ensure that the bonus height afforded to the site under the Housing SEPP is carefully positioned to minimise the loss of iconic views and promote view sharing. The SSDA will be accompanied by a Visual Impact Assessment ('VIA'), which will assess the visual effects of the proposed built form on nearby sensitive receivers and public domain views from key locations surrounding the site. The VIA will assess the cumulative impacts of the proposal alongside the other developments proposed in the surrounding area. The nature of the impact is both direct and cumulative and as such consideration will be assessed utilising a detailed level of assessment within the EIS. The VIA assessment will consider the proposed building and its potential visual impacts when viewed from the surrounding area. The assessment will consider the proposed architectural and landscape treatments of the building and its immediate surrounds, which would include an assessment of the proposed layout and design in accordance with the following principles and best-practice approaches identified within the following documents (but not limited to): - Guidelines for Landscape and Visual Impact Assessment (GLVIA) – Third Edition (LI/IEMA, 2013); and - The Landscape Institute Advice Note 01 (2011) – Photography and Photomontage in Landscape and Visual Assessment.
Air Quality	The project will not generate any consequential air quality impacts related to atmospheric emissions, gases or particulate matter; or any ongoing odour sources.
Access, Transport & Parking	The EIS will be supported by a Traffic and Transport Impact Assessment prepared by a qualified traffic consultant. The report will analyse parking requirements, existing and expected traffic impacts on the local road network and the design of proposed vehicular entry points. The Transport Impact Assessment will further identify management and mitigation measures which may need to be considered as part of the development. A Green Travel Plan will also accompany the EIS. A Construction Traffic Management Plan will be developed to assess impacts during the construction phase of the Project.
Water and Flooding	The site is flood affected along all boundaries. A Flood Report will therefore be prepared to support the DA. The report will outline the existing flood behaviour at the site an assessment of the flood risk post development and an assessment of the development against the relevant flood development controls.
Land Contamination	A Detailed Site Investigation was prepared for the Concept DA and identified several contaminants at the site. A RAP was submitted and these documents were approved under the existing consent. The EIS will be supported by an updated DSI.
Waste	The proposal will generate several waste streams that will require management in accordance with relevant legislation and guidelines. It is expected that during demolition and construction, the primary waste generated would consist of excess building products and onsite material.

Matter	Consideration
	Operational waste is likely to be constrained to waste associated with human use such as general solid waste and sewerage. A Waste Management Plan will be prepared to support the SSDA. The plan will address both the construction and operational phases of the development and indicate the collection points and method of removal from the site, including the various waste streams from the different uses proposed.
Heritage	The site is not listed as a local or State heritage item nor is it located within a heritage conservation area under the SLEP 2012. However, the site is in proximity to a number of locally listed heritage items and adjoins the Woolloomooloo Heritage Conservation Area. A Heritage Impact Statement will be prepared to support the EIS and will outline the key design decisions and features that have been chosen to minimise impacts to and respect the surrounding heritage context.
Economic and Social Impact Assessment	It is anticipated that the mixed-use development would deliver social and economic benefits associated with the delivery of key site in the planned precinct, in addition to the creation of job opportunities. The EIS will be accompanied by a Social Impact Assessment which will include an analysis and assessment of the potential social and economic impacts of the proposal. This would include an estimation of the employment generation associated with the construction and operational phases, as well as broader economic benefits of this specific development. Other social amenity impacts would be assessed with the relevant amenity impact section of the EIS including noise, landscape and visual impact. The proposal has the ability to provide approximately 60 affordable housing units which demonstrates significant social benefit.
Stakeholder Engagement	As discussed in Section 4.
VPA / Infrastructure Delivery and Staging Plan	A Voluntary Planning Agreement (VPA) has been entered into with the City of Sydney Council in connection with the Concept Development Application. This is associated with the construction and dedication of a 7m wide pedestrian laneway on the transfer of land connecting Dowling Street with Judge Lane.
ESD	An Ecologically Sustainable Development ('ESD') Report will be provided as part of the EIS and include details on how ESD principles will be incorporated within the design and ongoing operational phases of the proposed development. This assessment will identify potential measures to be implemented into the building design and construction to minimise the environmental footprint of the development, including opportunities to avoid or minimise the demand for water and electricity. The EIS will be accompanied by an ESD report.
Public Art	The City of Sydney encourages the provision of high quality public art in private developments which benefit public outcomes and the wider community. A Preliminary Public Art Strategy was prepared to inform the Design Competition. This Strategy was supported by City of Sydney Council which contains the historical and social context of the precinct. It also nominates a methodology for the selection of artists and opportunities for artworks. The detailed planning, selection of artist, curation, procurement and implementation of public art will occur in the preparation of the detailed DA and in accordance with the Strategy.

6. CONCLUSION

This request for Industry Specific SEARs has outlined preliminary information regarding the proposed development. The report has outlined preliminary information regarding the site and proposal, identified the relevant strategic and statutory context, summarised the approach to engagement with stakeholders and, identified the scale and nature of the impacts of the project.

As outlined in **Section 3.0**, the Proposal is declared State Significant Development under Schedule 1, section 26A of *State Environmental Planning Policy (Planning Systems) 2021*. We trust that the information detailed in this report is sufficient to enable the Secretary to issue industry specific SEARs for the preparation of an Environmental Impact Statement.

DISCLAIMER

This report is dated 13 February 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of William Street Nominee (**Instructing Party**) for the purpose of Request for SEARs (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

