

**RE: Objection to State Significant Development Application SSD-80704962 —  
Redevelopment of 40–76 William Street, Leichhardt**

To the Assessment Officer,

I am writing as a local resident of [3 Charles Street, Leichhardt] to object to State Significant Development Application SSD-80704962 for the redevelopment of 40–76 William Street, Leichhardt (Lot 2 DP 789576), lodged by Anprisa Pty Ltd.

My objection is confined to two grounds: the failure to justify the proposed car parking ratio against actual local conditions, and the disproportionate scale of the development relative to the surrounding low-to-medium density character of this part of Leichhardt.

## **Ground 1: The Proposed Car Parking Ratio Is Not Justified Against Actual Local Conditions**

Policy minimums and Apartment Design Guide (ADG) benchmarks are a starting point, not a substitute for evidence of what this specific locality can actually absorb. Charles Street and William Street already experience significant on-street parking pressure residents are routinely unable to park near their own homes when sporting fixtures are held on the other side of Leichhardt, and are forced to park several streets away. A parking rate that may be adequate elsewhere in the Inner West is not automatically adequate here.

I ask the Department to require the Applicant to:

- Justify the proposed parking ratio with reference to actual, evidenced parking occupancy and availability on Charles Street, William Street and surrounding roads, including at peak/event-day demand, not only against policy minimums.
- Demonstrate, with that evidence, that any shortfall between demand and supply will not be displaced onto streets that already have no spare capacity.
- Where the Applicant cannot demonstrate this, either increase on-site parking provision or reduce the scale of the development so that supply and evidenced local demand are properly aligned.

A parking ratio that is merely policy-compliant, without being tested against the real conditions of this street network, does not satisfy the intent of the SEARs requirement to demonstrate the development's transport impacts have been properly assessed.

## **Ground 2: The Scale of the Development Is Disproportionate to the Surrounding Low-to-Medium Density Character**

This part of Leichhardt is characterised by low-to-medium density housing. The Built Form and Urban Design requirements in the SEARs require the Applicant to demonstrate how the proposed height, bulk, scale, setbacks and articulation of the development respond to the

context, site characteristics and existing and future character of the locality. I do not consider that a development of this scale achieves that outcome.

I ask the Department to require the Applicant to:

- Provide a clear, evidence-based comparison of the proposed height, bulk and scale against the existing built form on Charles Street, William Street and the immediately surrounding blocks, rather than against citywide or precinct-wide averages that may not reflect this specific street character.
- Justify any reliance on height or floor space bonuses under an applicable EPI by explaining how the resulting built form remains proportionate to, and compatible with, this low-to-medium density streetscape.
- Where this justification cannot be adequately demonstrated, reduce the scale of the development to a form genuinely consistent with the surrounding area.

A development that is significantly out of scale with its low-to-medium density surroundings does not represent good design in the sense intended by the design quality and built form requirements applicable to this assessment.

## **Requested Outcome**

I ask that the Department not approve this application unless and until:

1. The Applicant has justified the proposed parking ratio against real, evidenced local conditions on Charles Street and William Street, not policy minimums alone; and
2. The Applicant has demonstrated that the scale of the development is genuinely proportionate to the surrounding low-to-medium density character of this part of Leichhardt, with the design reduced in scale if this cannot be shown.

Thank you for considering this submission. I would welcome the opportunity to be kept informed of further exhibition or assessment milestones for this application.

Yours faithfully,

Armin Nehzat

0403 888 777

20 July 2026