

## **Submission Objecting to State Significant Development Application SSD-119545240**

**40-76 William Street, Leichhardt**

I write to object to State Significant Development Application SSD-119545240 and request that it be refused in its current form.

As a property owner currently constructing a new terrace house in the immediate area, I have been required to design my development in accordance with the existing planning controls, including those relating to scale, setbacks, materials and the heritage character of the surrounding streetscape. Those controls are intended to preserve the established character of the neighbourhood and ensure that new development is compatible with its context.

The proposal before the Department seeks to depart significantly from those same planning principles. Through the associated rezoning and planning controls, the applicant proposes a development substantially larger than the surrounding built form while seeking exemptions from controls that apply to neighbouring landowners. This creates an inconsistency in the application of planning policy and raises questions about whether the proposal achieves equitable planning outcomes.

The existing streetscape of William Street is characterised by nineteenth-century terrace housing on relatively small allotments. This established urban form contributes significantly to the area's recognised heritage character and is one of the defining features of Leichhardt. New development should reinforce these qualities rather than dominate or diminish them.

According to the submitted plans, the proposed development includes a building of approximately eleven storeys, considerably exceeding the prevailing height of surrounding development. The difference in scale would have a substantial impact on the character of the street and would be visually inconsistent with the existing low-rise heritage environment.

If redevelopment of the site is considered appropriate, the built form should respond more closely to its context. In particular, the height should be substantially reduced and should not exceed the scale of the existing building on the site, which I understand to be approximately four storeys.

I also note that a small terrace has nowhere to hide from buildings that tall. Buildings of 11 storeys loom over our small terraces, meaning people can see directly into our courtyards and living rooms. I have attached a photo of what the terraces look like in this area. You can't possibly think having 11 storeys looming over these terraces is appropriate.

The proposal also represents a missed opportunity to provide greater public benefit through genuine mixed-use development. Given the site's size and proximity to public transport, active ground-floor uses such as neighbourhood retail, cafés, a small supermarket, pharmacy or other community-serving businesses would contribute positively to the street, improve pedestrian activity and better integrate the development into the surrounding neighbourhood.

Access to the apartment block should be moved to North Street to allow for the ground floor of William Street to be activated.

Accordingly, I respectfully request that the Department refuse the application in its current form.

Should the proposal proceed in any form, I request that the Department require:

- A substantial reduction in the overall height and bulk of the development.
- A built form that better reflects the scale and heritage character of the surrounding streetscape.
- The inclusion of meaningful active ground-floor commercial or community uses on William Street.
- Access to the apartment block be moved to North Street to allow for the ground floor of William Street to be activated.
- Fixed privacy screening and hoods on every window and opening that faces Francis Street and the terraces, so people are not looked down into.
- No balconies on the faces of the building that look towards Francis Street and the terraces, since balconies are where the overlooking happens. All other balconies to be deeper with planter boxes.
- A public meeting to allow local residents to present their views.
- A site inspection by the assessment team to appreciate the relationship between the proposed development and the existing heritage streetscape.

Thank you for considering this submission.

Kind regards,

A local resident and property owner  
Leichhardt