

Objection to Residential Flat Building at 40-76 William Street, Leichhardt (SSD-119545240)

To: NSW Department of Planning, Housing and Infrastructure

I wish to lodge a formal objection to the proposed Residential Flat Building at 40-76 William Street, Leichhardt (SSD-119545240).

At the outset, I wish to make it clear that I am not opposed to additional housing, redevelopment, affordable housing, or appropriate growth within Leichhardt. My objection relates to the scale, density, planning approach and potential impacts of this particular proposal, which I believe have not adequately addressed concerns previously identified through earlier planning assessments.

I acknowledge the challenges associated with housing supply in NSW and the importance of delivering additional housing. However, it remains essential that each development proposal is assessed on its individual merits and against established planning controls, evidence and long-term community outcomes.

My concern is that the proposal appears to repeat, and in some respects intensify, issues that have previously resulted in refusal of development applications on this site.

FAILURE TO ADEQUATELY ADDRESS PREVIOUS REFUSAL REASONS

Previous applications for this site were refused following detailed planning assessment. Key concerns included excessive density, non-compliance with Floor Space Ratio controls, bulk and scale, heritage impacts, amenity impacts, traffic, parking, flooding and inconsistency with the surrounding residential character.

The current proposal seeks a larger development outcome, including 203 apartments. It is unclear how the proposal has sufficiently addressed the concerns that previously led decision-makers to conclude that development of this intensity was inappropriate.

EXCESSIVE BULK, SCALE AND FLOOR SPACE RATIO

The proposal significantly exceeds the site's planning controls and introduces building heights and scale that appear inconsistent with the character of the surrounding area.

Buildings of up to 11 storeys would create a visually dominant built form that is substantially larger than neighbouring development and may permanently alter the character of William Street, North Street and the broader Leichhardt locality.

HERITAGE AND CHARACTER IMPACTS

The Cyclops Toy Factory is an important heritage landmark. The proposed built form appears to dominate the heritage elements of the site rather than respectfully integrates with them.

The scale and prominence of the new buildings may diminish the heritage significance and visual appreciation of the original structure.

TRAFFIC AND PARKING IMPACTS

Parking and traffic congestion are already ongoing challenges in the surrounding area.

Additional residents, visitors, delivery vehicles, service vehicles and contractors associated with more than 200 apartments will place additional pressure on local roads and parking availability.

Concerns remain regarding whether the transport assessment accurately reflects likely vehicle ownership levels and traffic generation.

INADEQUATE PUBLIC TRANSPORT AND LOCAL INFRASTRUCTURE

The proposal appears to rely heavily on existing public transport capacity. However, local transport services often experience crowding during peak periods.

There is insufficient evidence demonstrating that transport services, schools, childcare centres, health services, open space and community infrastructure can comfortably accommodate the population increase generated by the development.

OVERSHADOWING, LOSS OF SUNLIGHT AND PRIVACY

The proposed building height and bulk may result in increased overshadowing, loss of sunlight and reduced privacy for surrounding residents.

Loss of sunlight can adversely affect residential amenity, energy efficiency and overall quality of life.

The development may also create increased overlooking between apartments and neighbouring homes.

NOISE, CONSTRUCTION AND AMENITY IMPACTS

The development is expected to involve a lengthy construction period that may significantly impact nearby residents.

Construction noise, dust, vehicle movements and general disruption should be carefully assessed, particularly given the scale of the proposal.

IMPACT ON NEARBY RESIDENTS

As a nearby resident, I am concerned about the direct impacts this development may have on local amenity.

Potential consequences include increased difficulty finding parking, additional traffic congestion, reduced accessibility, loss of sunlight, increased overlooking and changes to the character of the neighbourhood.

I am also concerned about any future traffic management measures, parking restrictions, servicing arrangements or access changes that could negatively affect existing residents.

LOSS OF SUNLIGHT AND RESIDENTIAL AMENITY

The proposed development introduces substantial additional building mass that may affect sunlight access and outlook for neighbouring properties.

Reduced sunlight may contribute to dampness, mould, reduced comfort and diminished enjoyment of adjoining homes.

PRIVACY AND OVERLOOKING

The increase in residential density may result in significant overlooking of neighbouring dwellings.

The cumulative effect of hundreds of residents overlooking nearby homes could fundamentally change the privacy currently enjoyed by surrounding residents.

COMMUNITY CHARACTER AND LONG-TERM IMPACTS

Once approved and constructed, a development of this scale will have long-lasting consequences.

If traffic impacts, building scale, amenity impacts or other issues have been underestimated, those consequences may be irreversible.

For this reason, the proposal should be subject to rigorous assessment before any approval is considered.

COMMUNITY CONSULTATION

Given the size and complexity of the proposal, many residents may have found it challenging to fully review the extensive documentation within the consultation period provided.

OVERDEVELOPMENT OF THE SITE

Overall, the proposal appears to represent overdevelopment of the site and may be inconsistent with the established planning framework, local character and previous planning decisions affecting this location.

BUILDING QUALITY AND ACCOUNTABILITY

Given ongoing concerns regarding defects in some apartment developments across NSW, it is important that any proposal of this scale be subject to strong design review, construction oversight and long-term accountability measures.

While no allegation is made against the applicant, any approval should include rigorous compliance and quality assurance requirements.

I respectfully request that the Department carefully consider previous planning findings relating to this site and thoroughly assess the impacts of the current proposal.

While additional housing is important, this objective should not outweigh the need to protect residential amenity, heritage significance, infrastructure capacity, traffic performance and neighbourhood character.

I respectfully request that the Department refuse the application in its current form or require substantial redesign to address the concerns outlined above.

Yours faithfully,

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