

Submission Regarding State Significant Development Application for Proposed Development at 164–172 & 174–194 William Street, Darlinghurst (SSD-80211463)

I wish to formally object to the proposed development referenced above. My concerns relate to impacts on infrastructure, amenity, and community wellbeing.

1. Insufficient Community Consultation

The consultation process has not met reasonable standards for community engagement. A single webinar held on 30 July 2025 was intended to inform and respond to community queries. However, questions raised during the session were deferred with assurances of follow-up via email, which did not occur. This undermines the transparency and accountability expected in developments of this scale.

2. Non-Compliant Height and FSR Variations

The proposal includes an affordable housing component exceeding 15% of GFA, triggering a 30% uplift in height and floor-space ratio (FSR) under the Housing SEPP. Despite this, the developer seeks additional height through a Clause 4.6 variation. The Visual Impact Assessment (VIA) does not adequately assess the impact of this non-compliance on neighbouring properties. Clause 4.6 requires that variations be “well-founded”. This has not been demonstrated.

The temporary nature of the affordable housing provision (15 years) and its location in a high-value area suggest that the uplift is being used primarily to maximise long-term commercial returns rather than to deliver sustained community benefit.

3. Misapplication of Public Open Space

The proposed open space, while laudable in itself, raises safety and management concerns. The Social Impact Assessment (SIA) cites high rates of homelessness in the Potts Point–Woolloomooloo area (136.9 per 10,000 people, compared to 48.7 per 10,000 in Greater Sydney). Without a clear management strategy, the space may present risks to vulnerable individuals and nearby residents.

4. Infrastructure Capacity and Cumulative Impact

The proposed development will increase residential density in an already saturated area. Existing infrastructure, community and social services are under strain. The development’s contribution to this pressure is compounded by concurrent proposals in the vicinity, including 203–225 Victoria Street, Potts Point (SSD-84718460) and 134 William Street, Woolloomooloo (SSD-78363487). The cumulative impact of these developments on infrastructure, streetscape, and construction logistics must be assessed comprehensively prior to approval.

5. Traffic and Road Network Implications

William Street and surrounding arterial roads are already subject to congestion. The proposed development will increase vehicular and pedestrian traffic, with downstream effects on the Cross City Tunnel, Crown, College, and Oxford Streets. Without pre-emptive infrastructure upgrades, the road network will not accommodate the projected demand.

In light of the above, I respectfully request that the Department of Planning and Environment defer approval of this development until the issues outlined are addressed through revised planning, transparent consultation, and comprehensive impact assessment.

Thank you for considering this submission.