

XXX XXX
184 Forbes Street
Darlinghurst NSW 2010

12 November 2025

To: NSW Department of Planning, Housing and Infrastructure Via: NSW Planning Portal

Objection to State Significant Development (SSD) Application SSD-80211463 Location:
164–194 William Street, Woolloomooloo

Dear Sir/Madam,

I write to lodge a formal objection to the development application SSD-80211463 based on its severe and detrimental impacts on public safety, local infrastructure, and pedestrian amenity.

I am a long-term resident of the Horizon building at 184 Forbes Street and have first-hand, daily experience of the issues this development will severely worsen.

My objection is based on the following key grounds:

Unacceptable Traffic Generation and Impact on Emergency Services

William Street already operates at or beyond its capacity. It is a major arterial road known for significant daily congestion, gridlock, constant noise pollution from honking, and dangerous merging conditions.

Crucially, William Street is a primary corridor for emergency services, including ambulances accessing St. Vincent's Hospital and fire services from the Darlinghurst station. Existing traffic frequently impedes their response times, and requires tricky manoeuvres from the emergency services and from the cars on the road. This is already a significant and unresolved public safety issue.

The proposal will add a significant number of new residents to this already strained location. Due to the area's lack of local amenities for children, such as schools and sporting facilities—a fact I can attest to personally having raised a child here—new residents with families will be highly car-dependent. This will generate a direct and substantial increase in vehicle movements, exacerbating congestion, increasing noise, and further impacting the efficiency of critical emergency services.

Detrimental Impact on Pedestrian Amenity and Poor Urban Design

Despite its wide footpaths, William Street suffers from a poor and unpleasant pedestrian environment. The existing array of high-rise buildings already creates an uncomfortable 'wind-tunnel' effect, making it a cold and unwelcoming street to walk along.

It functions as a major traffic thoroughfare, not a community space. As a resident, I can attest that people do not go for a casual stroll, stop to shop, or have a pleasant coffee catch-up on William Street precisely because of this cold, windy, and traffic-dominated

atmosphere. I personally try to avoid walking along it and use the quieter, more pleasant streets of Darlington instead.

While the proposal may suggest new retail spaces or a public park to create amenity, its core design—adding another oversized 18-storey tower—will only aggravate the very conditions that make the street so unwelcoming. It will increase wind-tunnelling and overshadowing, further contributing to the sense of a cold, traffic-dominated canyon. This will likely undermine the success and viability of any public-facing amenity being proposed and represents a poor urban design outcome that fails to contribute positively to the local streetscape.

In conclusion, this proposal will place an unacceptable burden on already-failing local infrastructure, particularly the William Street traffic network. It will create a demonstrable public safety risk by negatively impacting emergency service access. Furthermore, it represents poor urban design by contributing to an unpleasant and unwelcoming pedestrian environment.

Based on these negative impacts on the existing community, I cannot support this application. I urge the Department to give full weight to these community concerns and respectfully request that this matter be referred to the Independent Planning Commission for a public hearing.

Yours faithfully,

XXX XXX