

Submission on State Significant Development Application:

164–172 & 174–194 William Street, Woolloomooloo NSW 2011

(SSD-80211463)

From:

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I currently live at 184 Forbes Street in Darlinghurst.

I would like to raise the following concerns in relation to the proposed development noted above.

1. **Community Consultation** – this has been very poor to say the least. There was one Zoom call hosted by the Developers and we have all been given 14 days (apparently just extended to 15 days) to provide our feedback.
2. **Affordable Housing** – I would question how valid this part of the proposal is given that the affordable housing is only being provided for a period of 15 years (at which time I would assume the developers would be selling these apartments at market value which would make them completely unaffordable) and that the apartments that will be allocated for affordable housing will no doubt be in the very less desirable and attractive sections of the building.
3. **The privately owned public park** – won't this space simply become the new "home" for the estimated 249 homeless people who currently 'live' in the Woolloomooloo/Potts Point area? What will happen to the park then? There will also be crime and safety aspects to consider.
4. **Retail space** – given that there is already so much vacant space – not just on William Street but also in the adjoining Potts Point/Darlinghurst areas, how is this space going to be successful?
5. **The combined impact of this development, along with the other 2 significant developments at 134 William Street, Woolloomooloo and 203-225 Victoria Street, Potts Point** need to be taken into account in the assessment of this application. The combination of all 3 proposals in their current state will add more

than 1,000 residents to the area and more than 500 motor vehicles. The impact on the infrastructure and traffic in the area will be significant. This in an area which cannot even deal appropriately with the SCEGGS parents dropping off and picking up their children on Forbes and Bourke Streets! In addition, there is a serious error in the proposal regarding being able to turn right onto William Street from Bourke Street, which is currently not allowed. What else is incorrect in the submission?

I appreciate the opportunity to provide this submission and respectfully request that it be recorded as a formal objection.

Yours sincerely,
Linda Benson