

To: Ms Michelle Niles, Department of Planning, Housing, and Infrastructure

**Re: SSD-80211463 for 164-172, 174-194 William Street
WOOLLOOMOOLOO NSW 2011**

**Mixed use development with in-fill affordable housing, 164
- 194 William Street, Woolloomooloo**

26 June 2026

Dear Ms Niles,

I write to confirm my ongoing objection to the abovementioned proposed development.

A documentation review necessitates registering my continuing objection to the proposed development, and I incorporate and include in this submission:

- the objections raised in my previous submission of 12 November 2025;
- the 4 photos taken from my northern balcony included in my previous submission of 12 November 2025;
- the objections raised in the submission of Natalie Richter, of Natalie Richter Planning, on behalf of the Owners Corporation for SP 20087 dated 25 June 2026; and,
- the objections raised by the City of Sydney in its submissions with respect to this application.

INTRODUCTION

I am the owner of Unit 32 (Lot 32) in Strata Plan 20087 (5-15 Farrell Avenue / 26 Kirketon Road, Darlinghurst). being near the site of the proposed development, and a most visible, iconic, historic and significant precinct in the City of Sydney.

As a resident and homeowner of Unit 32 for over 26 years I have and continue to derive and gain:

- immense and incalculable enjoyment;
- pleasure;
- amenity;
- family identity, historical and spiritual connection; and,
- wholeness and wellbeing;

from unique and iconic panoramic views and outlooks of Sydney, Sydney Harbour, and surrounding areas from my apartment, connecting me with the lands:

- and world-famous waters of Sydney Harbour;
- around Woolloomooloo Bay; and,
- around Potts Point, Kings Cross, and Darlinghurst.

I have spent more than thirty years of my life in the locality of my ancestors, including:

- the highly famed Australian poet, journalist, and Second World War correspondent, Kenneth Slessor OBE (1901 – 1971) whose finest poem “Five Bells”, relates to Sydney Harbour; and,
- the renowned Captain William Summerbell, Manager of the North Shore Ferry Company and colliers from Sydney Harbour to Newcastle (1834 – 1896);

celebrating and honouring my close cultural, historical, and family identity, heritage, and significant spiritual connectedness with the lands of Darlinghurst, Kings Cross, Potts Point, Elizabeth Bay, and the world-famous waters of Sydney Harbour and Woolloomooloo Bay.

SUBMISSION

My continuing objections are for the substantive reasons and major concerns included in and not limited to the following:

1. The amended scheme with its gross and drastic scope, scale, and severely excessive height when viewed from the apartment buildings of Strata Plan 20087 should not be approved until properties affected have been appropriately and independently site inspected and assessed for view impact, amenity, and further discussion and consultation in a re-planning by an independent VIA.
2. The applicant refers to view loss but fails to rely on the undeniable, irrefutable, indisputable, incontestable, and authoritative evidence from independent, informative, verified, and specific apartment analysis and view impact assessment, instead preferring inappropriate desktop assessment, resulting in patently inequitable access to iconic Sydney views, outlook, and amenity.

3. The applicant's submission is internally inaccurate and misleading, fails to provide independent and balanced evidence, and as a result the proposed development lacks a highly necessary strategic approach for its scale and nature, situated in a City of Sydney precinct that is of incalculable significance and requires a sensitive balancing:
 - to appropriately sympathise with the Heritage Conservation Areas;
 - for low scale buildings of the locality;
 - for buildings in the locality that have significant amenity;
 - for substantial enjoyment of the iconic views of Sydney and its panoramic harbour; and,
 - for the visual impact from Sydney Harbour; and,
 - for the high living standards of residents and visitors to this locality;
4. I absolutely understand the need for affordable housing, and fully support provision of affordable housing where environmental and planning controls and objectives align.
5. It is never justifiable, defensible, acceptable, or appropriate for any proposed housing or other development to be approved where:
 - as the City of Sydney confirms, there are substantial objections to the affordable housing components of the proposed development;
 - the impacts of the proposed development are contrary to planning controls, objectives, urban design, design guidelines, and amenity criteria;
 - the proposed development fails to align with the environmental planning requirements as evidenced in the City of Sydney's objection, being a "*significant departure from the Concept DA approved by the city*";
 - the City of Sydney expresses its objection to the lack of reasonableness and balance in the proposed development, observing:

“that because of proposed variations directly cause view sharing and outlook impacts to neighbouring properties and adversely affect the wind comfort around the site and in the proposed publicly accessible park.”

- they are gross and drastic in scope, scale, and height and contravene SEPP bonus standards;
- they are demonstrably and deleteriously visible;
- they are significantly, substantially and severely excessive;
- they are unquestionably detrimental to scale, view impacts, heritage and character, environmental sustainability, amenity, traffic flow, exacerbating existing traffic congestion, sunlight and solar access, and undeniably unreasonable and not in the public interest;
- not adequately and appropriately tested against the actual amenity impacts on the neighbourhood and existing and longstanding residents;

greatly diminishing the renowned, iconic, and highly valued amenity, heritage, enjoyment, and quality of life of many, many, many, long-standing existing residents.

6. In my submission of 12 November 2026, I included 4 photos taken my northern balcony, and illustrative of the amazing views and panoramic aspects I enjoy from almost every apartment room.
7. The apartment buildings (in Strata Plan 20087) were clearly designed to:
 - a. maximize internal and external access to; and,
 - b. focus on the sweeping views, panoramic aspects, and iconic outlooks of;

the distinctive and renowned landmarks of Sydney and world-famous Sydney Harbour.

8. This is demonstrably evident in the apartment:

- a. floorplan design;
- b. their optimized orientation to the panoramic views;
- c. the larger than usual sized balconies;
- d. the generous glazed sliding doors and windows; and,
- e. the glazed balustraded balconies.

9. I highly value and significantly treasure the unique views and aspect of iconic:

- a. Sydney Harbour Bridge;
- b. The Sydney Opera House;
- c. The Royal Botanic Gardens; and,
- d. Mrs Macquarie's Point.

10. I gain immense and incalculable value, wholeness, and wellbeing from the renowned panoramic views and outlooks of:

- a. the Art Gallery of NSW;
- b. the Domain;
- c. Woolloomooloo Bay;
- d. the Finger Wharf; and,
- e. Pinch Gut Island or Fort Denison.

11. My celebration and honouring of my close cultural, family, and historical identity, heritage, and significant spiritual connectedness with these lands, wholeness, and wellbeing is significantly and substantially enlivened and enriched in these iconic, unique, renowned, panoramic views and outlooks.

12. I have:

- a. been an owner and member of the Owners Corporation for Strata Plan 20087 for over 27 years;
- b. been closely associated with these apartment buildings since the mid-1990s; and,
- c. enjoyed their panoramic views for at least 30 years;

knowing full well the significant amenity value these iconic views ensure for these apartment buildings and their residents.

13. I specifically purchased Unit 32 to:
 - a. enjoy and share its prized position in a dress circle location; and,
 - b. its panoramic views, aspect and resulting amenity.
14. Many other owners in these apartment buildings:
 - a. have very long ownership associations with these buildings like myself; and,
 - b. purchased and continuously reside in their apartments for the very same reasons.

The proposed development will inevitably and devastatingly prevent the residents of SP 20087, including my apartment 32, from continued enjoyment of these iconic views and amenity.

15. The Visual Impact Assessment (VIA) conducted by the city in the approval process of DA D/ 2022/139 established a fair and reasonable scaling of the proposed development.

The VIA conducted by Urbaine undeniably, irrefutably, and indisputably demonstrates the exceedingly deleterious and detrimental impacts on the apartment building of Strata Plan 20087, resulting in significant and substantial loss of:

- amenity;
- immense and incalculable enjoyment and pleasure;
- family identity, historical and spiritual connection; and,
- wholeness and wellbeing;

from these panoramic views and outlooks.

It is vital that the Department of Planning, Housing, and Infrastructure adequately respect and appropriately and independently considers the abovementioned exceedingly deleterious and detrimental impacts on the apartment buildings of Strata Plan 20087.

To fail to do so would be patently unconscionable, grossly inequitable, entirely unreasonable, demonstrably inappropriate, and completely unacceptable.

16. I refer to the following objections included in my submissions of 12 November 2025, and include the details and substance of them in this submission:

- Wind Tunnelling Objections;
- Solar Access Objections;
- Climate Change / Greening / Urban Canopy Objections;
- Parking and Traffic Objections;
- Air Pollution Objections; and,
- Noise Pollution Objections.

Conclusion

It is well established that “the process is the content”.

A flawed process will inevitably result in a flawed outcome and with disastrous unintended consequences.

You will undoubtedly recall the murder and disappearance of Janita Neilson publicizing the imposition of the NSW Government in planning decisions resulting in the desecration of the beautiful Victorian terrace houses of Victoria Street, Potts Point, and the construction of the blighted development on the western elevation of Potts Point.

There are other examples of bad and inappropriate planning decisions marring the streetscape and amenity of William Street, and the surrounding locality.

All Governments and planning authorities have a social responsibility to ensure development applications like that for the Avis building at 200 William Street, Woolloomooloo, many years ago, are subject to planning controls and design standards resulting in appropriate reduction of excessive scope, scale, and height for the very same:

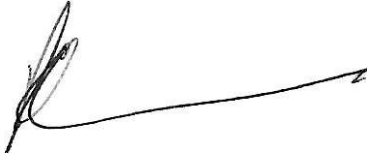
- sound reasons;
- equitable considerations, and imperatives; and,
- environmental planning standards and requirements;

to avoid significant and substantial view, aspect, and amenity loss for many, many residents in the:

- Heritage Conservation Areas; and,
- low scale buildings of the locality;

with enjoyment of the iconic views of Sydney and its panoramic harbour.

Yours sincerely,

A handwritten signature in black ink, consisting of a stylized 'P' followed by a long horizontal line that ends in a small upward flick.

Name: Philip Summerbell

Apartment: 32 / 5-15 Farrell Avenue, Darlinghurst - (Lot 32 Strata Plan 20087)

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