

Submission – SSD-80211463

164–194 William Street, Woolloomooloo

Project: Mixed-use development with in-fill affordable housing at 164-172 and 174-194 William Street, Woolloomooloo

Position: OBJECT

SUPPLEMENTARY SUBMISSION – AMENDED PROPOSAL

Name: Matthew Low and Michael Edwards

Address: Apartment 26, 5–15 Farrell Avenue, Darlinghurst

Date: 23 June 2026

1. Introduction

We are the owner-occupiers of Apartment 26, 5–15 Farrell Avenue, Darlinghurst, located on Level 6 with a north-west orientation.

Our apartment enjoys uninterrupted and expansive views of the Sydney Harbour Bridge, Woolloomooloo Bay and the Sydney CBD skyline, together with a broad expanse of open sky and visual openness across the harbour basin. Refer to attachments A-F.

We absolutely support the provision of housing, including affordable housing, as an important public policy objective. However, we object to the amended proposal in its current form, as the impacts arising from its height, bulk, scale and massing have not been adequately tested or transparently demonstrated at a dwelling-specific level.

2. Height, scale and affordable housing justification

We maintain our objection to the amended proposal and make the following supplementary submission in response to the re-exhibited application.

The amended proposal increases building height and density while reducing the provision of affordable housing. The project now includes more apartments but fewer affordable dwellings, raising a proportionality concern between public benefit and impact.

The development exceeds standard height controls and relies on Clause 4.6 variations. It has not been demonstrated that the proposed height is the minimum necessary or that impacts are adequately mitigated.

3. Apartment specific view impacts

The views from our apartment captures a broad composition of the urban and harbour landscape, incorporating multiple landmark elements importantly; within a single continuous outlook.

The current outlook includes uninterrupted Harbour Bridge views, Woolloomooloo Bay and the broad CBD skyline, as well as significant sky exposure.

The proposal introduces substantial built form into the foreground and mid-ground, reducing visual openness, skyline depth and sky exposure.

The proposed built form also introduces direct aspect overlooking into the balcony and our primary living spaces, resulting in a material loss of privacy within our apartment's only primary private outlook area.

4. Failure of view assessment

No photomontage or modelling has been prepared for our apartment. The assessment relied on desktop review only and no inspection was carried out. The 'low-medium' classification is therefore not credible.

5. Photographic evidence overview

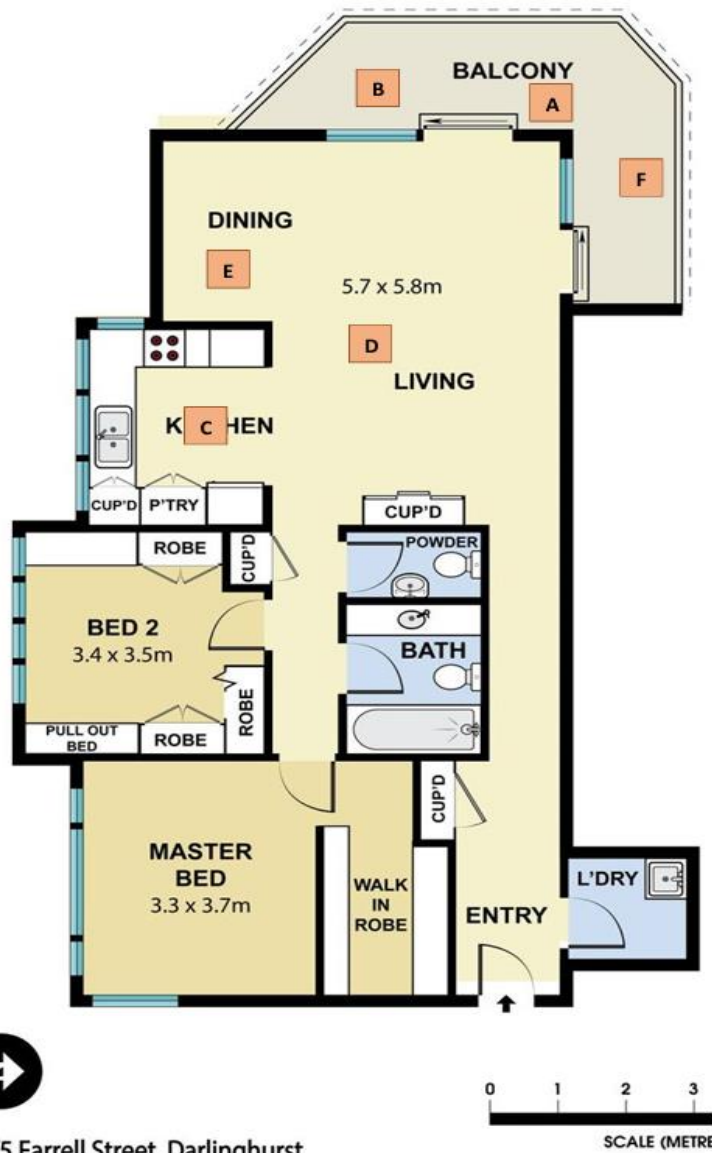
The following images provide direct, location-specific evidence of the existing views from our Apartment 26.

They demonstrate the extent and continuity of harbour and skyline views, the importance of sky exposure and visual openness, and that views are experienced from all primary living areas.

Attachments

Attachment 0 – Floor Plan and Viewing Locations: Identifies positions A–F showing where photos were taken.

26/5- 15 Farrell Avenue – Floor Plan (A – E Squares correspond to photos after)



Attachment A – Harbour Bridge & Woolloomooloo Bay: Demonstrates clear harbour views and sky exposure.

A - View from Balcony Seated facing North



Attachment B – Skyline Context: Shows existing obstruction and remaining view corridor.

B - View From Balcony Standing facing West with Horizon already looking in



Attachment C – Kitchen/Living View: Confirms views extend into internal spaces.

C - View from Kitchen standing



Attachment D – Living Room Seated View: Shows key seated viewing position toward Harbour Bridge.

D - View from Loungeroom seated



Attachment E – Dining Room Panoramic View: Demonstrates wide panoramic outlook.

E - View from Dining Room Seated



Attachment F – Full Harbour & Skyline Outlook: Shows full horizontal extent of views and sky.

F - View from Balcony Standing



6. Construction and traffic impacts

The proposal includes demolition, excavation and construction of multiple basement levels in a constrained inner-city site. The surrounding road network is already congested and will be further impacted by construction traffic, heavy vehicle movements, noise, dust and vibration. Reviewing appropriate management plans will be beneficial.

7. Requests

We request that the Department require reductions to height and massing, require dwelling-specific photomontages from our apartment or directly comparable units, and give proper weight to the verified photographic evidence provided in attachments A-F in our submission.

8. Conclusion

The proposal would introduce substantial built form into key view corridors, resulting in loss of iconic views, reduced sky exposure and increased visual enclosure. These impacts are materially greater than suggested and require detailed, dwelling-specific assessment before determination.