

Kathleen Jamieson
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Darlinghurst
Sydney NSW 2010

24 June 2026

Dear NSW Department of Planning, Housing and Infrastructure,

**Re: Objection to SSD-80211463 –
Mixed Use Development with In-fill Affordable Housing,
164–194 William Street, Woolloomooloo**

I'm writing to **strongly object** to the development above on the following grounds:

- Excessive height and bulk compared with the approved concept scheme.
- Loss of iconic harbour, Domain and CBD views.
- Overdevelopment of the site for a relatively modest affordable housing outcome.
- Traffic, loading and congestion impacts on Forbes Street, William Street and surrounding local roads.
- Wind, overshadowing and amenity impacts.
- Departure from the previously approved 5–10 storey concept.
- Insufficient public benefit to justify the scale increase.
- Inadequate assessment of impacts on neighbouring residents. (NSW Planning Portal)

Whilst I support the provision of additional housing and genuinely support the delivery of affordable housing within Sydney, I do not believe this proposal represents an appropriate or balanced outcome for Woolloomooloo, Darlinghurst or the wider community.

The proposed development is excessive in height, scale and bulk, will result in significant view loss and amenity impacts, will increase traffic and congestion, and represents a substantial departure from the development previously approved by the City of Sydney.

1. Excessive Height and Bulk

The most significant concern is the extraordinary increase in height compared with the concept approval granted by the City of Sydney in 2024. The previously approved concept development comprised buildings ranging from approximately 5 to 10 storeys. The current proposal seeks buildings up to 18 storeys in height and reaches a substantially greater building height than previously considered acceptable for the site.

The proposal is entirely out of character with the established planning framework for William Street and Woolloomooloo and creates an overbearing built form that dominates the surrounding area. The scale of the proposal fundamentally alters the character of the precinct and creates a visual wall along William Street that is inconsistent with both the approved concept scheme and the intended urban design outcomes for the locality. The Department should not allow affordable housing incentives to be used to justify such an extreme departure from established planning controls and previous approvals.

2. Unacceptable Loss of Harbour, Domain and City Views

The proposal will result in substantial and permanent loss of important public and private views from numerous surrounding residential buildings. Residents in Darlinghurst and Woolloomooloo currently enjoy views of:

- Sydney Harbour
- The Sydney Harbour Bridge
- The Sydney Opera House
- The Royal Botanic Garden
- The Domain
- The Sydney CBD skyline
- Harbour foreshore landscapes

Many of these views will be materially reduced or entirely obstructed by the proposed towers. These are not merely private interests. Sydney's harbour and city views form part of the character and identity of the city itself. Once lost, these views can never be recovered.

The visual impact material presented by the applicant appears to focus on comparisons with the previously approved envelope rather than existing conditions, which understates the true extent of the visual impact on neighbouring properties. The proposal fails to achieve an equitable view-sharing outcome and places the commercial interests of the developer ahead of the established amenity of existing residents.

3. Overdevelopment for Limited Affordable Housing Benefit

The applicant seeks substantial planning concessions based on the provision of affordable housing. However, the proposal provides only a relatively small proportion of affordable housing compared with the enormous increase in development yield, height and floor space being sought.

The community is effectively being asked to accept:

- significantly taller buildings;
- major view loss;
- increased traffic;
- increased congestion;
- greater overshadowing;
- wind impacts; and
- permanent changes to neighbourhood character

in exchange for a comparatively modest affordable housing component.

The public benefit is not proportionate to the planning concessions being requested. Affordable housing should not become a mechanism through which developers obtain excessive building heights and floor space beyond what would otherwise be considered acceptable.

4. Traffic and Congestion Impacts

William Street, Forbes Street, Dowling Street and surrounding roads already experience significant congestion throughout the day. The proposal will introduce hundreds of additional residents, visitors, service vehicles, delivery vehicles, ride-share movements and commercial traffic into an already constrained road network.

The impacts will include:

- increased traffic congestion;
- increased queuing on local streets;
- additional pressure on intersections;
- reduced pedestrian safety;
- increased noise;
- increased delivery vehicle movements; and
- increased parking pressure in surrounding streets.

Forbes Street in particular is not an appropriate location to absorb the additional traffic generated by a development of this scale. The cumulative impacts on local traffic conditions appear to have been severely underestimated.

5. Overshadowing and Loss of Amenity

The proposal will have significant impacts on the amenity of surrounding properties through:

- overshadowing;
- visual bulk;
- loss of outlook;

- reduced privacy;
- increased overlooking;
- increased wind impacts; and
- reduced access to sunlight.

Many surrounding apartments currently enjoy open views, sunlight and a sense of visual openness that will be substantially diminished by the proposed towers. The cumulative impact of height, scale and massing has not been adequately justified.

6. Departure from the Previously Approved Concept Scheme

The City of Sydney previously undertook a detailed assessment of this site and approved a concept scheme with substantially lower building heights. That approval represented a carefully considered balance between development potential and community impacts. The current proposal effectively abandons that balance and replaces it with a dramatically larger development.

The Department should give significant weight to the extensive work already undertaken by the City and should not permit such a substantial departure unless there are overwhelming planning reasons to do so. No such reasons have been demonstrated.

7. Inadequate Public Benefit

The proposal includes some public domain improvements and affordable housing, however these benefits do not justify:

- the extraordinary increase in building height;
- the excessive floor space sought;
- the permanent loss of important views;
- the impact on surrounding residents;
- the increased congestion; and
- the broader change to the character of Woolloomooloo.

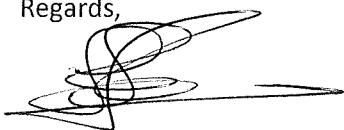
A development of a more modest scale could still provide housing, affordable housing and public benefits without imposing such severe impacts on the surrounding community.

Therefore, I respectfully request that the Department refuse SSD-80211463 in its current form. Should the Department determine that redevelopment of the site should proceed, I strongly urge that the proposal be substantially redesigned to:

- **significantly reduce building heights;**
- reduce overall floor space and bulk;
- better protect public and private views;
- minimise traffic impacts;
- reduce overshadowing and wind impacts;
- improve compatibility with the approved concept scheme; and
- provide a more appropriate balance between affordable housing outcomes and community impacts.

The current proposal represents overdevelopment of a highly sensitive site and fails to appropriately balance the interests of the community, neighbouring residents and future occupants.

Regards,



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