

24 June 2026

Department of Planning Housing and Infrastructure NSW  
Attention: Ms Michelle Niles, Specialist Planner, Planning Assessments

Dear Michelle,

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

I am a long-term owner/resident of apartment No. 64 within the Tewkesbury Apartments. I have a significant family history with Woolloomooloo and have enjoyed living in my apartment for the last 20 years, enjoying my home and its views, especially during my 10 years of retirement.

Our building was designed as an early Meriton apartment complex to gain and enjoy harbour views. This design feature is clear as shown in the creative arrangement of internal floor plans, windows and glazed balconies (refer to the plan below). The architectural design allows views through from sitting and standing interior positions.

I enjoy health and living benefits provided to me from my sunny and light apartment, which currently brings a feeling of space and height and takes in beautiful, panoramic views of the Woolloomooloo district and icons, the iconic and historic finger wharfs, Fort Denison, other harbourside areas of Sydney (opposite) and an extensive section of land water interface of Sydney Harbour. My existing panoramic view is enjoyed from within my apartment/various rooms, as I walk through and as I sit or stand on my balcony.

Please refer to the attached a pictures of my view. These are taken within my apartment and from the balcony, for your assessment. This will represent the actual value and amenity of my view which would be obstructed by the SSDA.

As you can see from my photographs, the view provides substantial amenity for my home and is enjoyed by my guests and visitors. The view is key to the interior of the apartment, from when you sit and stand in the living area, sitting at my dining table (refer to the photograph below) and from my kitchen window. This is one of the reasons I bought my home in the area, and I wish to continue to enjoy my life and retirement here, still enjoying some view.

Located higher up the hill, neighbours would expect to have the ability to be able to retain some or share some of these amazing iconic Sydney views which are so valued by existing homeowners (many in my building) when other developments occur. The subject site is lower and in a basin. Council controls seek to avoid the filling in of the lower scaled area with large blocks.

The enjoyment and wellbeing provided by our views and space is critical to us and we as a community are devastated by the proposed scale of a wide and out of character 'block' with a bulky roof which takes most of the views.

The applicant's view report does not provide accurate or representative photography and misrepresents information and views. My view is straight out of my apartment, from my internal living areas, sitting and standing and the balcony. In my opinion, the impact on my home would be severe and devastating.

This is a panoramic, iconic, whole view which is not currently obstructed. It is not a side view. This is the type of view warranted to be considered properly and protected rather than allowing a development to monolithically 'take out' a whole view for the benefit of that development (particularly when it does not comply in a *significant* way with expected rules).

The material provided by the applicant is dismissive of the amenity provided by views to other homes. Therefore, we hope assessors come to visit our homes as these are highly important and valued views.

This impact, or the scale is not in the public interest or the interest of the City or our community. The revisions do little to improve the devastating impacts.

I do not object to affordable housing. However, I do object to a development which is so over scaled and inconsiderate of other homes and the qualities of Sydney and Woolloomooloo.

Most of the buildings in Woolloomooloo are well designed and balance building and planting and we know planning is intended to create responsive renewal. We would hope that a design and scale 'goes back to the drawing board' to start from the perspective of designing to share iconic harbour views in line with planning and design objectives.

As neighbours, our hope is that a development for this site would modulate down the hill and respond to the harbour edge (as has been expected by Council planning guides over the years), the views from other city areas and consider the visual effect on lower heritage elements. These are important to preserve for the history of Sydney.

I hope that you will not support this application given the inaccurate information, the need to provide quality housing and ensure development is a Sydney asset and a good neighbour.

Thank you for considering these points and I am happy to any answer questions or be in contact should this assist.

Yours sincerely,



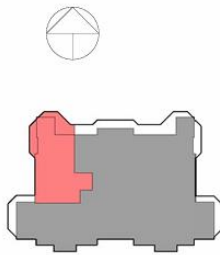
Lynnette Holcombe, long standing resident of 64/1 Tewkesbury Avenue, Darlinghurst



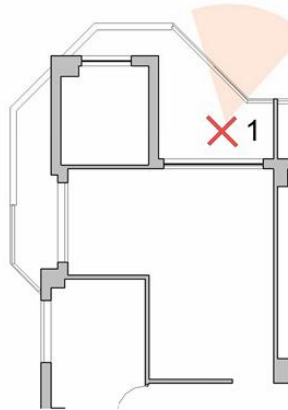
1. EXISTING VIEW - Sitting



Estimated view impact. Significant harbour view loss inc Island fort



No 1 Tewkesbury Ave  
Darlinghurst



U64 Level 9  
N/W aspect

View study provided by Tewkesbury Apartments in response to the previous plan version showing view impact to be (not considered much alleviated in the current plan and **this should be reviewed properly to accurately assess the damage**)



The view from within my apartment, living room table, sitting and looking through the glazed balcony

This view is also available from my kitchen which is to the left of the door shown



The view from sitting on balcony – front view from front balcony (also visible from living room, front doorway and kitchen)



View, overcast day. Icons: Wharves framed by treed foreshores, complete view of Fort Denison, various elements of the composition of land and water, naval area



View from inside kitchen, looking at view, standing at the sink