

Development Assessment
City of Sydney Council
GPO Box 1591
Sydney NSW 2001
Email: development@cityofsydney.nsw.gov.au

Subject: Request for Visual Impact Assessment – SSD-80211463 (164-194 William Street, Woolloomooloo)

Dear Assessment Officer,

I am the owner and resident of **Unit 22, 12–20 Rosebank Street, Darlinghurst NSW 2010**, located approximately one block across from the proposed development at **164-194 William Street, Woolloomooloo (SSD-80211463)**.

I wish to formally request that a **Visual Impact Assessment (VIA)** be undertaken for my apartment, or that the existing assessment be expanded, to evaluate the extent of **iconic view loss, overshadowing, and visual dominance** the proposed development will cause to my property and surrounding residences.

My apartment is situated on the **upper levels with a northwestern-facing outlook**, currently enjoying daylight, skyline views, and visual separation from the William Street corridor. The proposed mixed-use development appears to substantially increase bulk and height in a manner inconsistent with the existing built form along William Street and could significantly diminish the **visual amenity, privacy, and solar access** of nearby dwellings, including mine. The **loss of my iconic views of the harbour bridge and opera house** is of the greatest concern.

In accordance with the **City of Sydney Development Control Plan 2012, Section 3.2 – Urban Design and Visual Amenity**, I request that Council require the applicant to:

1. Provide **verified photomontages** or 3D view-sharing analyses from Rosebank Street/Premier Lane (particularly from upper-floor residential windows) of my apartment.
2. Quantify the **extent of sky-view and daylight loss** experienced by affected properties.
3. Demonstrate compliance with **view-sharing principles** established by NSW Land and Environment Court planning precedent (*Tenacity Consulting v Warringah [2004] NSWLEC 140*).

Please confirm that this request will be considered in Council's submission and that the **Environmental Impact Statement (EIS)** will include or be supplemented with a VIA addressing these issues before determination.

Thank you for your consideration. I would appreciate acknowledgment of receipt and advice on how I may review or comment on the relevant visual assessment once available.

Yours sincerely,

A handwritten signature in black ink that reads "Michael Corio". The script is fluid and cursive, with the first name and last name clearly distinguishable.

Michael Corio

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