

9/11/2025

REQUEST FOR VISUAL IMPACT STATEMENT (SSD-80211463)(164-194 William Street, Woolloomooloo)

Dear Assessment Officer,

I am one of the owners of Unit 18, 12–20 Rosebank Street, Darlinghurst NSW 2010, located approximately one block from the proposed development at 164–194 William Street, Woolloomooloo (SSD-80211463).

I am writing to formally request that a Visual Impact Assessment (VIA) be undertaken for my apartment, or that the existing assessment be expanded to evaluate the potential loss of iconic views, overshadowing, and visual dominance that the proposed development may cause to my property and surrounding residences.

My apartment is situated on level 5, and faces North & West. We currently enjoy immense Sun. The proposed development appears to be a significantly larger footprint (particularly in height) in a manner inconsistent with most of the buildings currently along William Street. This change will substantially affect the look of the area, plus affect the privacy of nearby dwellings, including mine. Of particular concern is the potential loss of my beautiful views of the city and part of the Harbour Bridge.

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

1. Provide verified photomontages or 3D view-sharing analyses from Rosebank Street and Premier Lane, particularly from my apartment terrace.
2. Verify the extent of reduction of the sky-view and daylight reduction on affect impacted, neighbouring properties.

I kindly ask that this request be considered in Council's submission and that the Environmental Impact Statement (EIS) be updated or supplemented with a VIA addressing these concerns prior to determination.

Thank you for your attention to this matter. I would appreciate confirmation that you received this letter, and advice on how I may review or provide feedback on the relevant visual assessment once available.

Yours sincerely,



Patricia Snyder
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