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12 November 2025

To: The Planning Officer
Department of Planning, Housing and Infrastructure
New South Wales Government

**Re: Objection to Development Application SSD-80211463 – 164–172 & 174–194
William Street, Woolloomooloo NSW 2011**

Dear Planning Officer,

I am writing as a resident of 5–15 Farrell Avenue, Darlinghurst, to formally object to the proposed Development Application SSD-80211463 for 164–172 and 174–194 William Street. While I acknowledge the need for urban development and revitalisation, this particular proposal presents significant concerns for nearby residents, including serious view loss, environmental impacts, and a lack of clear commitment to affordable housing outcomes.

1. Catastrophic View and Overshadowing Impact

The most immediate and severe effect of this proposed development will be its visual and view impact on residents at 5–15 Farrell Avenue. The proposed building height and bulk would dramatically obstruct existing views toward the city skyline including landmarks such as the Sydney Harbour, the Sydney Opera House, the Sydney Bridge and surrounding landscape that are currently enjoyed by residents. These views are an important element of local amenity and contribute to the sense of openness and light that defines this part of the City.

The overshadowing caused by the proposed structures will also significantly reduce natural light access to dwellings along Farrell Avenue, particularly during winter months. This loss of sunlight and visual connection to the sky would have a direct negative effect on residential amenity, property values, and the overall liveability of our homes.

2. Affordable Housing and Community Impact

Woolloomooloo has a long and valued history as a socially diverse and inclusive community. The proposal does not demonstrate an adequate or transparent

commitment to affordable housing provisions as required under the State Environmental Planning Policy (Housing) 2021 and consistent with the City of Sydney's Affordable Housing Strategy. Without meaningful affordable housing outcomes or contributions, developments of this scale risk accelerating displacement of lower-income residents and eroding the social character that makes Woolloomooloo unique.

3. Environmental and Sustainability Concerns

The development documentation appears to lack comprehensive detail regarding environmental management and sustainability measures. Given the density and location of the proposal, the environmental assessment should provide clear commitments to green building design, stormwater management, energy efficiency, and minimisation of construction impacts such as dust, noise, and traffic disruption. The absence of these details raises concerns about compliance with the Environmental Planning and Assessment Act 1979 and the long-term ecological footprint of the project.

In its current form, Development Application SSD-80211463 would have an unacceptably detrimental effect on the residents of 5–15 Farrell Avenue and the wider Woolloomooloo community. The catastrophic loss of views, overshadowing impacts, insufficient affordable housing contribution, and lack of robust environmental safeguards make this proposal unsuitable for approval without substantial amendment.

I therefore respectfully urge the Department of Planning to reject this application to address these issues.

Thank you for considering my submission. I request that my objection be recorded and that I be notified of any future consultations, amendments, or determinations regarding this proposal.

Yours sincerely,

Anthony Badgery
Resident, 5–15 Farrell Avenue
Darlinghurst NSW 2010