

Attention: Ms Michelle Niles
Department of Planning, Housing and Infrastructure

Re: SSD-80211463 for 164–172, 174–194 William Street, WOOLLOOMOOLOO NSW 2011
Mixed-use development with in-fill affordable housing

Dear Ms Niles,

I am a property owner and long-term resident of Strata Plan 20087 (5–15 Farrell Avenue / Darlinghurst), directly opposite the subject site. I have owned my home for over twenty **years**, although I have lived away for much of that time. Regardless, I have deeply appreciated the unique outlook, including iconic views of Sydney Harbour Bridge, the Opera House and Royal Botanic Gardens, light, and sense of openness that characterise this part of Darlinghurst and Woolloomooloo. I am turning 70 next year and have been looking forward to retiring and living in my apartment and enjoying it and the area has to offer.

The proposed development at 164–194 William Street, in its current form, presents **a significant and disproportionate increase in height and bulk** that would alter the visual character of the area and materially diminish the amenity currently enjoyed by residents across Farrell Avenue and Kirketon Road. This is not what I was looking forward to seeing on my return. I am in favour of development that supports and embraces the community in a fair and considerate manner. Taking such steps will show other communities that development can be done in a way that respects existing residents while opening up opportunities for new residents – not just to the benefit of developers.

Having reviewed the documentation available, I wish to register my concerns as follows:

- **Excessive scale and inconsistency with local character:**
The proposed building height and massing are inconsistent with the established built form of the area, which is characterised by a fine-grain mix of heritage and lower-scale residential and commercial buildings. The proposal does not provide a sympathetic transition in height or form to its surroundings, nor does it respect the local topography.
- **Visual and heritage impact:**
The development's scale would dominate the skyline and detract from the historic and architectural character of Woolloomooloo and Darlinghurst.
- **Adverse impact on visual amenity and residential quality:**
The proposed height and stacked design would introduce a significant visual obstruction that changes the open, expansive outlook that currently defines this location. The resulting sense of enclosure would materially reduce visual amenity, daylight access, and the perception of space that contributes to the quality of residential life in our buildings.

The stacked design is lopsided and visually unattractive. The extra height could be spread at lower levels more creatively to achieve the targeted outcomes.
- **Departure from established planning expectations:**
The proposal substantially exceeds the scale anticipated under the previously approved

concept plan (DA D/2022/139), which was the product of extensive Council consultation and view-sharing assessments. The proposed uplift disregards the balance and proportionality achieved in the earlier design envelope.

- **Inadequate Visual Impact Assessment (VIA):**

The VIA submitted by the proponent does not present an objective or comprehensive representation of the proposal's impact. In particular, it fails to accurately illustrate the visual relationship between the proposed massing and the surrounding residential buildings or the cumulative effect on the skyline. The previous work by the Council showed consideration and fairness, true give and take

- **Overshadowing and solar access:**

The proposed height and bulk would increase overshadowing on nearby residential buildings, reducing natural light penetration into living spaces and outdoor areas. This will adversely affect the quality of life and energy efficiency of affected dwellings.

- **Traffic and parking implications:**

The scale of the proposed development will add further pressure to an already congested road network. The site's single vehicle access point and the proposed number of parking spaces do not appear to align with the stated intention to encourage public transport use. A more balanced transport plan is required to mitigate congestion and safety risks for residents and pedestrians in the area.

- **Public domain and open space:**

While the proposal includes some open space, the design does not appear to provide meaningful public benefit or integration with the surrounding neighbourhood. The current configuration risks creating a wall-like presence rather than a welcoming, permeable interface that contributes to local amenity and pedestrian activity.

I strongly support the principle of increasing affordable housing supply, but this should not come at the cost of poor urban outcomes and diminished residential amenity for existing communities. Such an approach only encourages resentment and community dissatisfaction. A more moderate, context-sensitive approach to building height and massing — one that respects the character and liveability of Woolloomooloo and Darlinghurst — is essential.

I therefore urge the Department of Planning, Housing and Infrastructure to undertake a rigorous, balanced assessment of this proposal, with particular regard to scale, character, overshadowing, and visual amenity impacts, and to seek revisions that deliver a fairer, more compatible outcome for all residents.

Yours sincerely,

Adam Andrew Lyle

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