

12 November 2025

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, 164 - 194 William Street, Woolloomooloo

Dear Ms Niles,

Thank you for the opportunity to provide inputs related to SSD-80211463.

We are affected property owners near the subject site at Strata Plan 20087 (5-15 Farrell Avenue/26 Kirketon Road, Darlinghurst) for the proposed demolition of existing buildings, construction of 4 buildings accommodating 227 apartments which include some time limited affordable housing, retail, parking and other public offerings.

Views from our apartment at 5-15 Farrell Avenue and from those at 26 Kirketon Road include sweeping harbour and city views, spanning towards Woolloomooloo bay and naval base and the Royal Botanic Gardens.

We have lived in our apartment since 2019 and enjoy the varying landscape of the city and harbour from day to night as a moment of quiet and calm on Level 6 of 5-15 Farrell Avenue. The surrounding area provides great opportunities for walking and shared pedestrian zones provide a safe and effective method of traffic management.

We have reviewed the available documents for SSD-80211463 and note the significant scale and height of the proposed development that will be visible from our buildings and detrimental to us as occupants.

Following the review of the available documents, we wish to register some concerns as follows:

- The SSDA does not present a scale which is consistent with other developments and expectations for the area, nor provide appropriate scale response to the lower scales in the area. This adversely impacts on local heritage, visual impact from Sydney Harbour and views/visual amenity currently accessed via our homes.
- The area currently has buildings which have appropriate height cascades, this proposed development does not and unreasonably blocks views and amenity.
- From our perspective, the Visual Impact Assessment provided by Urbaine demonstrates the significant impact on our views which would occur to our apartments and this would obviously seriously impact our living amenity and enjoyment of homes.
- We implore the Department of Planning Housing and Infrastructure to consider the key amenity provided to existing homes living areas and balconies provided by view and visual amenity in the assessment given the scale presented. That a balanced and informed assessment be undertaken.

- The FSR and Height applications requested to be used by the applicant are confusing and do not seem to be correct in relation to the current height provisions. The applicant seeks to depart from the concept approval.
- Affordable housing (as mentioned below) is impactful given the short time horizon of 15 years and the methodology used to calculate the rent seems unfair and not in the spirit of the outcomes. The lack of diverse provisions for the locations of the proposed affordable housing and access to light and ventilation are concerning.
- The proposal would create substantial overshadowing on other homes in the area and adversely impact on living quality of many.
- The strategic/local impact on traffic in the area with such a large development should be considered in terms of the excess scale proposed. The proposal provides too many parking spaces yet seeks to rely on transport as a reason for the density uplift and one entry point.
- Having had the previous designs approved which the developer was happy to proceed with, we have not been provided the benefit of information as to this change in approach?
- If this development is approved, this opens up precedent for other buildings in the local area to go to the same height and scale which could close us in even further and even potentially blocking this developments views

We further support the submission by City of Sydney on the 11 November 2025 with their reference R/2025/6/A, file #2025/668629 on affordable housing.

Specifically related to both the limited time horizon of 15 years and that those apartments offer significantly restricted 'hygiene' factors of light, ventilation and sound attenuation that all occupiers are entitled to enjoy. The calculation of the affordable housing floor spaces and the submissions' calculations on the rent using a discount on market rate, rather than as a percentage of household income – a perspective might be that this allocation of affordable housing in this development as tokenism for those requiring affordable accommodations.

We further support City of Sydney's strong guidance on the impacted view corridors the amended DA inflicts on the neighbourhood.

Yours sincerely,

M Low M Edwards

Matthew Low and Michael Edwards

Apartment #26, 5-15 Farrell Avenue, Darlinghurst NSW 2010

Michael.edwards@redleafwollombi.com.au

Images showcasing view impacts:

26/5- 15 Farrell Avenue – Floor Plan (A – E Squares correspond to photos after)



26/5 Farrell Street. Darlinhurst



A - View from Balcony Seated facing North



B - View From Balcony Standing facing West with Horizon already looking in



C - View from Kitchen standing



D - View from Loungeroom seated



E - View from Dining Room Seated



F - View from Balcony Standing

