

Unit 24, 12–20 Rosebank Street

Darlinghurst NSW 2010

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Development Assessment

City of Sydney Council

GPO Box 1591

Sydney NSW 2001

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

Dear Assessment Officer,

I am the owner and resident of **Unit 24, 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.

The loss of my iconic views of the Sydney Harbour Bridge and Sydney Opera House is of particular concern, given the significant impact this will have on both amenity and property value.

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, both from the 6th and 7th floors 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*).

I ask that this request be considered in Council's submission and that the Environmental Impact Statement (EIS) be supplemented with a VIA addressing these issues prior to 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,

Michael Saliba