



2011 Residents' Association Inc.

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SUBMISSION REGARDING D/2020/377 (11-13 GREENKNOWE AVE., ELIZABETH BAY NSW 2011 - THE SITE OF THE FORMER CWA BUILDING)

<https://online2.cityofsydney.nsw.gov.au/DA/IndividualApplication?tpklapappl=1475076>

The 2011 Residents Association objects to above-mentioned Development Application on the following grounds:

Non-Compliance

The proposal does not comply with the maximum six storey height limit under Sydney Council's Development Control Plan 2012 given it proposes seven storeys. It also exceeds the maximum Floor Space Ratio (FSR) by 69sqm and the height is 300mm above the maximum required under the Sydney LEP 2012.

Heritage

The proposed development is unacceptable from a heritage perspective as it is of a massing and style that dominates the surrounding heritage items such as Birtley Towers, a building designed by the renowned architect Emil Sodersten, and other nearby building such as Tara and Greenknowe. It does not retain views as required in this Heritage Conservation Area.

Construction

The proposed development will cause traffic problems in Baroda Lane, a narrow one lane street with no pedestrian footpath. The transport report claims just three traffic movements an hour in Baroda Lane during peak hour but the traffic will actually be much more than that. There will also be more noise and less available spaces there for the Kings Cross Community Centre parking.

Design Issues

We object to the claim for exemption from the floor/space ratio limits and to the excessive site coverage created by the development. The proposed height, bulk and scale represent an over-development of the site. The development will also result in maintenance access problems for the eastern facade.

Impact on Neighbouring Residential Buildings

The proposed development will cause a loss of amenity for residents in neighbouring buildings by creating overshadowing to communal areas, a loss of daylight in living areas, a loss of views and sight lines, and a loss of privacy (including via the two outdoor living areas/penthouse with the time-unregulated noise from swimming pool, smells from BBQs, etc.).

Loss of Green Space and Trees

The proposed development will cause a significant removal of trees, including "Tree 21" (a Chinese tallow) and the Jacaranda on Greenknowe Avenue. This will cause loss of amenity for neighbours.

Effects on the Environment

By building to the perimeter and losing valuable green space, the proposed building will contribute to increasing urban heat island effect (UHI). This results in raising the temperature of urban areas which then adds to increased energy usage and greenhouse gas emissions: more air-conditioning, internal lighting on 24/7, lifts, clothes dryers, etc. There will be a higher demand on existing infrastructure, including an increase in storm water runoff with no land to absorb rain. The proposed building will also impact air flow, potentially adding to heating or cooling issues for surrounding buildings.

Neighbouring buildings will lose light and therefore also increase energy consumption, which will also potentially affect airflows and add to energy usage.

The large new development will create more garage to be collected. Where will the garbage bins be stored? How many will be on the street? How will garbage removal dealt with in the plan of management?

Conclusion

The 2011 postcode area is one of the top three most densely populated areas in Australia. Residents have made compromises in lifestyle - less parks, not owning suburban dwelling with own block of land, many not owning a car - so altogether contributing to reduced urban sprawl and reduced carbon emissions. It seems only appropriate that people living in this postcode area are allowed to enjoy what they have without developers stepping in to benefit financially from the value of the neighbourhood while imposing a building design on the street and the neighbourhood that detracts from their quality of life.

The only people who would benefit from this development which aims to utilise the entire site would be the developers.

The configuration of the proposed new building will also add to the area's population density which is already high. It will introduce more cars and thus add to congestion.

It is time to protect the amenity for long-term residents. This area does not need to be more densely populated. We need to be look for quality of contribution to the existing urban fabric and not a diminution of it.

For all the above reasons, the 2011 Residents Association urges Council to REJECT the proposed Development Application.

Helen Crossing
Convenor
2011 RESIDENTS ASSOCIATION

Date: 18 May 2020