



## 2011 Residents' Association Inc.

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Development Application Reference No: D/2013/1747

*Stage 1 Development Application for the establishment of a building envelope and design parameters for a mixed use residential building at 111-139 Darlinghurst Road POTTS POINT NSW 2011*

The applicant is seeking a Stage 1 development consent to define a building envelope and design parameters for the building formerly known as the Crest Hotel, Potts Point.

The 2011 Resident's Association is an incorporated body which seeks to protect and enhance residential amenity in the suburbs in the 2011 postcode area, including Potts Point. The 2011 Resident's Association has the following concerns regarding this Stage 1 development proposal:-

1. Loss of views/light from existing residential apartments.

The proposed building envelope increases the height of the existing Crest Hotel building. The increased height will block out and diminish views from existing residential apartments and also reduce light. This is unacceptable. Given the already high level density of this

2. Crowding in an already high-density area

Quality of life for residents in the area as loss of amenity due to more people being packed into the existing space. Competition for on street parking intensifies.

3. Loss/Diminishment of Public Space

The proposal includes the erection of an awning around the southern façade of the Crest building. This awning will overhang the present public space known as the Jacaranda for Jasper memorial.

While awnings can provide useful shade and shelter to walkways for the public, this awning impinges onto public space. The building owners benefit from erecting this awning because it shades the building and increases the presentation of the building for sales. Pedestrians and occupiers also benefit from shelter provided.

The proposed awning on the southern façade serves no useful purpose. The Jacaranda for Jasper memorial area is not a pedestrian walkway; it is on the southern side of the building which does not need to be shaded from the sun. The awning will block light to the vegetation in the memorial area, making it more difficult for plants to grow/survive. 2011 Residents' Association strongly oppose having an awning on the southern façade of the building.

There is a suggestion in some of the plans submitted that the existing green area of the memorial site will be converted into an outdoor dining area – and the awning will provide shelter for patrons of that area. If this is indeed what is proposed, the 2011 Residents' Association totally opposes such plans. The memorial is culturally important as is the retention of every piece of green space in this highly developed precinct. This memorial garden must be accessible to all residents; not just those with access to the building's dining area.

**4. Increased bar/alcohol area**

It appears that the proposal also seeks to set aside an additional area (additional to that which already exists) for a bar/alcohol service. There is no justification for an increase in alcohol outlets in Kings Cross, and indeed common sense dictates that with the saturation of alcohol outlets in Kings Cross, the cumulative impacts of alcohol venue clustering, this would be better made into shop frontage. The 2011 Resident's Association opposes the setting aside of additional space for a bar/alcohol service in this development.

We would like to know how the City of Sydney intends to respond to our requests to consider the environment and the amenity of existing residents.

Yours faithfully

Helen Crossing

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